

125 Majestic Way, Aqueduct TF4 3TW



£ 3 2 8, 9 5 0 r e g i o n

Very nicely presented four bedroom detached family home in a popular location offering easy access to local schooling, amenities and the national road network. The smart accommodation includes a centrally located reception hall with guest W.C., well proportioned lounge, large conservatory, kitchen/breakfast room and a separate dining room/family room. The first floor offers four bedrooms (the main bedroom benefits from its own en-suite shower room) plus a family bathroom. Externally, there is driveway parking, an integral garage and a nicely landscaped garden to the rear offering seating areas plant borders, lawn area and a useful garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

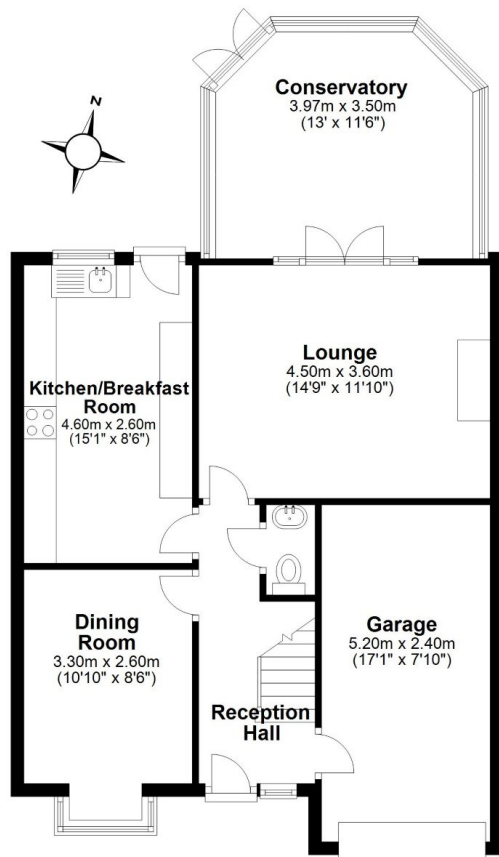






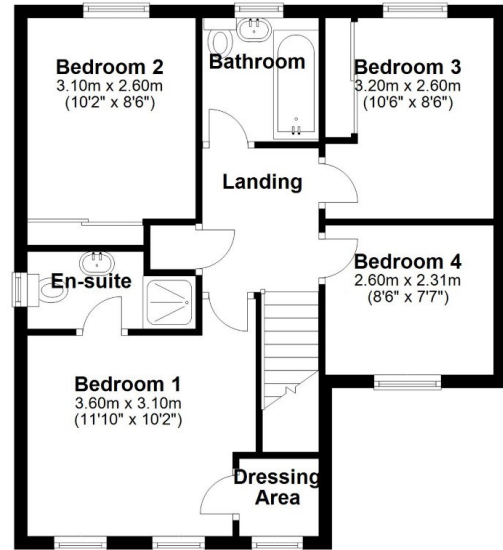
Ground Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



Total area: approx. 123.8 sq. metres (1332.1 sq. feet)

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Tenure Freehold

Council tax Band D

Fixtures & Fittings

Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 12th February 2024