Sugdens
Sales & Lettings



Russell Hall Lane, Queensbury,

£220,000

* * SEMI DETACHED * * TWO BEDROOMS + OCCASIONAL ROOM * * SPACIOUS * * CHARACTERFUL * *
* * CONSERVATORY * * WELL MAINTAINED * * GARDENS, GARAGE & PARKING * *

This charming and spacious two-bedroom semi-detached home, dating back to the 1800s, offers an abundance of character, generous living accommodation and a flexible layout to suit a variety of buyers.

Situated in the heart of Queensbury Village, the property enjoys easy access to local amenities, shops, and well-regarded schools.

Externally, the home benefits from well-maintained front and rear gardens, ample off-road parking and a driveway leading to a detached garage. Further features include gas central heating and double glazing throughout.

Combining period charm with practical modern conveniences, this attractive property would make an ideal purchase for first-time buyers, couples, families, or those looking to downsize while remaining close to local services and transport links.







Entrance
Radiator.

W/C
Low flush wc, pedestal wash basin, extractor fan, storage cupboard and radiator.

Lounge
14'4" x 15'0" (4.37m" x 4.57m")
Electric fire with feature fireplace surround and radiator.

Dining Kitchen
13'3" x 12'9" (4.04m" x 3.89m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for water and radiator.

Conservatory
Radiator and french door leading to rear.

Cellar
Useful storage.

First Floor Landing

Bedroom One
12'4" x 15'0" (3.76m" x 4.57m")
Built in wardrobes and radiator.

Bedroom Two
12'7" x 9'7" (3.84m" x 2.92m")
Fitted wardrobes and radiator.

W/C
Low flush wc, pedestal wash basin and extractor fan.

Shower Room
Access via bedroom one.
Four piece suite comprising shower cubicle, panel bath, low flush wc and pedestal wash basin.

Occasional Room
13'3" x 17'0" (4.04m" x 5.18m")
Velux window and radiator.

Exterior
Well maintained garden to front and rear together with a driveway leading to a single garage.

Council Tax Band
D

Tenure
FREEHOLD.

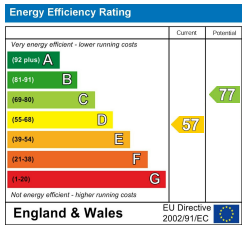


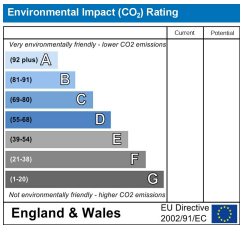












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