



**Back Lane, Clayton Heights,  
Asking Price £177,500**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* MODERNISED \* IDEAL FOR DOWNSIZER \*  
\* MODERN KITCHEN & SHOWER ROOM \* WELL STOCKED GARDENS \* DRIVE & GARAGE \*

This immaculately presented two bedroom semi-detached bungalow would make a superb purchase for anybody downsizing. Having been recently modernised the property benefits from a modern fitted kitchen, shower room and boasts both gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two double bedrooms and a shower room.

To the outside there are well stocked gardens to both front and rear, together with a driveway leading to a single garage.



## Entrance Hall

With radiator and useful storage cupboard.



## Kitchen

9'10" x 9'1" (3.00m x 2.77m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, oven, hob and extractor hood, plumbing for auto washer.

## Lounge

15'10" x 11'10" (4.83m x 3.61m)

With electric fire, radiator.



## Bedroom One

11'10" x 13'4" (3.61m x 4.06m)

With fitted wardrobes, radiator.

## Bedroom Two

10' x 10'6" (3.05m x 3.20m)

With patio door and radiator.



## Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, part tiled walls.

## Exterior

To the outside there is a lawned and shrubbed garden to the front and rear with driveway leading to a single garage.



## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.2 miles before taking the left onto Back Lane (immediately left after the Boar's Head public house) and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## COUNCIL TAX BAND

C



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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