



Harcourt Avenue, Thornton

£190,000

* SEMI DETACHED * THREE BEDROOMS * IDEAL FTB/FAMILY * CLOSE TO AMENITIES *
* GARDEN * DRIVE * GARAGE *

This well presented three bedroom semi detached offers a fantastic opportunity for a FTB/young family. Offering ready to move into accommodation and ideally located close to Thornton village which offers excellent amenities, shops and bus routes.

Benefits from gas central heating and double glazing.

The accommodation briefly comprises of entrance porch, vestibule, lounge, dining kitchen, three first floor bedrooms and house bathroom.

To the outside there is a well maintained enclosed tiered rear garden and driveway leading to a single garage.





Entrance Porch

With tiled floor.

Entrance Vestibule

With radiator.

Dining Kitchen

15'6" x 9'9" (4.72m x 2.97m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, radiator, plumbing for auto washer, double glazed window, useful storage cupboard, French doors to rear.

Lounge

15'7" x 13'5" (4.75m x 4.09m)

With radiator and double glazed window.

First Floor

Bedroom One

13'6" x 9'3" (4.11m x 2.82m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Two

10'1" x 8'11" (3.07m x 2.72m)

With radiator, double glazed window enjoying far-reaching views.

Bedroom Three

10'2" x 6'4" (3.10m x 1.93m)

With radiator, double glazed window enjoying far-reaching views.

Bathroom

Three piece suite comprising panelled bath with electric shower over, vanity sink unit, low suite wc, towel radiator and double glazed window.

Exterior

To the outside there is a well maintained tiered garden to the rear with seating area, together with a driveway leading to a single garage.





Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.3 miles, turn right onto Well Heads, after 0.8 miles continue onto Hill Top Rd, after 0.7 miles turn right onto West Ln, turn left to stay on West Ln, left onto Harcourt Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C





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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.

