



## Beechwood Road, Wibsey,

**£189,950**

**\*\* END TOWN HOUSE \*\* THREE BEDROOMS \*\* VERY WELL PRESENTED THROUGHOUT \*\***

**\*\* IDEAL FOR FTB/YOUNG FAMILY \*\* PARKING & GARDENS \*\* PLANNING IN PLACE TO CONVERT LOFT TO 2 FURTHER BEDROOMS & A BATHROOM\*\***

Situated in the much sought after location of Wibsey is this three bed, end town house property. Having been recently updated by the current owners to a high standard to include a modern fitted kitchen and house bathroom.

The property would make an excellent purchase for a FTB/Young Family and is within easy reach of amenities, shops and local schools.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, cellar, three first floor bedrooms and a house bathroom. To the outside there is a lawned garden to the rear with a driveway providing off street parking.





**Entrance**  
Radiator.

**Lounge**  
11'4" x 14'9" (3.45m" x 4.50m")  
Log effect gas fire with feature fireplace surround, bay window and radiator.

**Dining - Kitchen**  
17'4" x 12'4" (5.28m" x 3.76m")  
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, log effect gas fire with feature fireplace surround, radiator and upvc doors leading to rear.

**Cellar**  
Plumbing for auto washer and useful storage.

### First Floor Landing

**Bedroom One**  
12'6" x 10'8" (3.81m" x 3.25m")  
Fitted wardrobes and radiator.

**Bedroom Two**  
12'4" x 10'8" (3.76m" x 3.25m")  
Radiator.

**Bedroom Three**  
6'4" x 9'3" (1.93m" x 2.82m")  
Radiator.

**Bathroom**  
Modern three piece suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin, part tiled walls and radiator.

**Exterior**  
To the outside there is a lawned garden to the front with parking for two vehicles.

**Directions**  
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 2.2 miles turn right onto Moore Ave, left onto Poplar Grove, continue onto Watty Hall Rd, proceed straight ahead at the roundabout, left onto Beechwood Rd and the property will be seen displayed via our For Sale board.

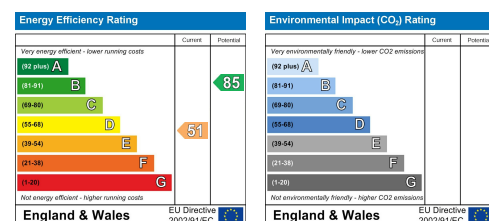
**Council Tax Band**  
C

**Tenure**  
FREEHOLD



### 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.



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