



Ashlar Grove, Queensbury

Offers In Excess Of £165,000

* SEMI DETACHED * TWO DOUBLE BEDROOMS * QUIET CUL-DE-SAC *
* WELL PRESENTED * CONSERVATORY * GARDEN * SUMMER HOUSE * PARKING *
Well presented two double bedroom semi detached property.

Ideally located on a quiet cul-de-sac location with easy access to amenities, shops and a choice of schools nearby.

Boasting a modern conservatory, modern fitted kitchen, shower room, and driveway providing off street parking.

Briefly comprising vestibule, lounge, dining kitchen, conservatory, two first floor bedrooms, shower room.

To the outside there is a lawned garden to the rear with a 12' x 9' Summerhouse. A driveway provides off street parking.





Attention FTB's/Young Couples!! This well presented two double bedroom semi detached property is ideally located on a quiet cul-de-sac location with easy access to amenities, shops and a choice of schools nearby. Boasting a modern conservatory, modern fitted kitchen, shower room, and driveway providing off street parking. Briefly comprising vestibule, lounge, dining kitchen, conservatory, two first floor bedrooms, shower room. To the outside there is a lawned garden to the rear with a 12' x 9' Summerhouse. A driveway provides off street parking.

Entrance Vestibule

With radiator.

Lounge

12'8" x 14'2" (3.86m x 4.32m)

With electric fire in fireplace surround, radiator.

Dining Kitchen

12'8" x 8'7" (3.86m x 2.62m)

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

Conservatory

11'7" x 8'11" (3.53m x 2.72m)

First Floor

Bedroom One

12'8" x 8'7" (3.86m x 2.62m)

With radiator.

Bedroom Two

12'8" x 8'6" (3.86m x 2.59m)

With radiator.

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator.

Exterior

To the outside there is a driveway, lawned rear garden and a summer house (12'5" x 9').

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow





A647 for 0.6 miles, turn left onto Hill End Ln, after 0.3 miles turn left onto Ashlar Grove and the property will shortly be seen displayed via our For Sale board.



Ashlar Grove, BD13



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 851025)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
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		
(0-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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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