Sugdens
Sales & Lettings

Highgate Grove, Clayton Heights,

£229,950

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * QUIET CUL-DE-SAC * FAR-REACHING VIEWS *
* SPACIOUS CONSERVATORY * WELL STOCKED GARDENS * DRIVE & GARAGE *

Boasting far reaching views to the rear, is this two bedroom semi detached bungalow.
Situated in this popular and quiet cul-de-sac location, the property would appeal to anybody downsizing.
Benefiting from a spacious conservatory, gas central heating, double glazing and briefly comprising entrance porch, hallway, lounge, dining kitchen, conservatory, two bedrooms and a house bathroom.
To the outside there are well stocked gardens to the rear with far reaching views and a driveway leading to an integral garage.

Hall
With radiator and access to integral garage.

Lounge
13'2" x 11'5" (4.01m x 3.48m)
With living flame gas fire in fireplace surround and radiator.

Dining Kitchen
14'5" x 11' (4.39m x 3.35m)
Fitted dining kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, tiled floor, integral dishwasher, plumbing for auto washer, integral fridge/freezer, oven, hob, extractor fan, French doors, radiator.

Conservatory
29'10" max x 9'8" (9.09m max x 2.95m)
With radiator and French doors to rear.

Bedroom Two
11'11" x 7'2" (3.63m x 2.18m)
With radiator and fitted hanging space.

Bedroom One
11'5" x 11'6" (3.48m x 3.51m)
With fitted wardrobe and radiator.

Bathroom
Three piece suite comprising panelled bath with shower over, pedestal wash basin, low suite wc.

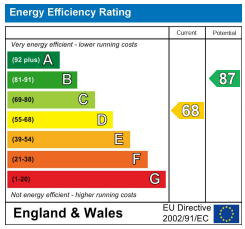
Exterior
To the outside there are well stocked gardens to the rear with patio area, together with a driveway leading to an integral garage. Enjoys far-reaching views.

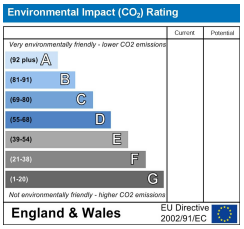
Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.3 miles, turn left onto Lingfield Terrace, left onto Highgate Grove and the property will shortly be seen displayed via our For Sale board.

Tenure
FREEHOLD.

Council Tax Band
C

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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