Sugdens
Sales & Lettings

Hunters Park Avenue, Clayton,

£239,950

* EXTENDED DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
* POPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *
Occupying a delightful location on the popular Hunters Park development, is this three bedroom extended detached property. The family sized home benefits from two reception rooms, modern fitted kitchen and house bathroom gas central heating, double glazing, garage and garden.
Having shops, amenities, Quora retail park and schools nearby.
Briefly comprises entrance, lounge, dining room, kitchen, three first floor bedrooms and shower room.
To the outside there are gardens to front and rear, together with driveway leading to a single garage.

Entrance Vestibule
With radiator.

Lounge
13'4" x 12'3" (4.06m x 3.73m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Room
15'3" x 11'6" (4.65m x 3.51m)
With radiator and double glazed window.

Kitchen
14'8" x 7'1" (4.47m x 2.16m)
With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

First Floor
With double glazed window.

Bedroom One
13' x 9'1" (3.96m x 2.77m)
With built in wardrobe, radiator and double glazed window.

Bedroom Two
19'8" x 9'1" (5.99m x 2.77m)
With radiator and double glazed window.

Bedroom Three
6'11" x 9'1" (2.11m x 2.77m)
With radiator and double glazed window.

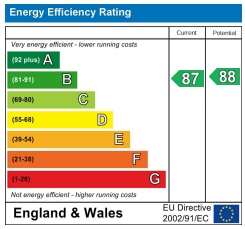
Shower Room
Three piece site comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

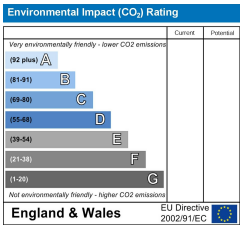
Exterior
To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.

Directions
From our office on Queensbury High Street head towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, at the roundabout continue straight onto Bradford Rd, turn left onto Hunters Park Ave and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C / Bradford





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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