



## Sharket Head Close, Queensbury,

**£177,000**

\*\* MID TOWN HOUSE \*\* THREE BEDROOMS \*\* WELL PRESENTED THROUGHOUT \*\*

\*\* QUIET CUL-DE-SAC \*\* GARDENS & PARKING \*\*

Situated within walking distance of Queensbury Village which boasts amenities, shops, first and secondary schools is this well presented three bedroom mid townhouse.

The property would make an ideal purchase for a number of buyers and offers ready to move into accommodation.

Benefits from a modern fitted kitchen, house bathroom and off street parking.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, conservatory and a cloaks w/c. There are three first floor bedrooms and a house bathroom.

To the outside there is a low maintenance garden to the rear with off street parking.



## Entrance

## Lounge

12'2" x 12'0" (3.71m" x 3.66m")

Electric fire set in feature fireplace surround and radiator.



## Dining - Kitchen

11'7" x 9'11" (3.53m" x 3.02m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, oven & hob with extractor and radiator.



## Conservatory

8'0" x 8'8" (2.44m" x 2.64m")

Radiator and upvc french doors leading to rear.

## W/C

Modern two piece suite comprising low flush wc, pedestal wash basin and radiator.



## First Floor Landing

### Bedroom One

10'10" x 8'9" (3.30m" x 2.67m")

Fitted wardrobes and radiator.



### Bedroom Two

11'6" x 8'8" (3.51m" x 2.64m")

Radiator.

### Bedroom Three

7'3" x 6'6" (2.21m" x 1.98m")

Radiator.



## Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

## Exterior

To the outside there is an artificial lawn and patio to the rear.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Sharkey Head Close and the property will shortly be seen displayed via our For Sale board.

## Council Tax Band

B

## Tenure

FREEHOLD

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales		EU Directive 2002/91/EC	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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