



**Crestville Road, Clayton,**

**£209,950**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* RECEPTION ROOMS \* NO CHAIN \*  
\* POPULAR LOCATION \* IDEAL FOR DOWNSIZING \* GARDEN \* DRIVE \* GARAGE \*

This ready to move into two bedroom semi detached bungalow would make an ideal purchase for a number of buyers, in particular anybody looking to downsize.

Situated in the popular residential location of Clayton which boasts amenities, shops and Quora Retail Park.

Close to open fields and benefits from a modern shower room, conservatory, gas central heating and upvc double glazing.

Briefly comprising entrance hall, lounge, dining room, conservatory, kitchen, two bedrooms and bathroom.

To the outside there is a low maintenance front garden with pebbled areas and block paved drive leading to a single garage. To the rear there is a flagged patio garden with greenhouse.



### Entrance Hall

With radiator.

### Lounge

13' x 12'6" (3.96m x 3.81m)

With two radiators, gas fire in stone fireplace.

### Dining Room

12'5" x 9'8" (3.78m x 2.95m)

With patio doors to conservatory.

### Conservatory

8'9" x 7'9" (2.67m x 2.36m)

### Kitchen

13'6" x 8'9" (4.11m x 2.67m)

With white wall and base units incorporating stainless steel sink unit, radiator, plumbing for auto washer, pantry.

### Bedroom One

13' x 12'6" (3.96m x 3.81m)

With radiator and built in wardrobes.

### Bedroom Two

9' x 6' (2.74m x 1.83m)

With radiator.

### Shower Room

Three piece suite comprising shower cubicle, low suite wc and wash basin.

### Exterior

To the outside there is a low maintenance front garden with pebbled areas and mature plants, block paved drive leading to a single garage and a rear flagged patio garden with greenhouse.

### Directions

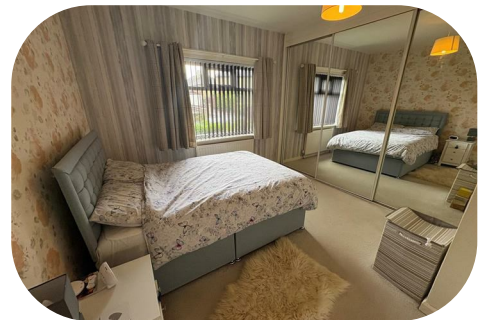
From our office on Queensbury High Street head east towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Lane, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, after 0.3 miles turn left onto Crestville Rd and the property will shortly be 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
		85			
		69			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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