



## Fascination Place, Queensbury,

**£109,950**

\* BACK TO BACK TERRACE \* TWO BEDROOMS \* MODERN KITCHEN & SHOWER ROOM \*  
\* STUDY/DRESSING AREA \* SOUGHT AFTER AREA \* YARD \*

Situated in the popular and sought after location of Mountain which is close to pleasant walks, a choice of schools and bus routes, is this two bedroom plus dressing room back to back terrace.

Having been updated by the current owners to include a modern kitchen, shower room and decorated throughout, this property would appeal to a FTB/Investor/Young Couple.

Briefly comprising entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms, study area/dressing room and a shower room.

To the outside there is an enclosed yard.



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## Entrance Vestibule

### Lounge

15'1" x 14'10" (4.60m x 4.52m)

With a cast iron multi-fuel fireplace set in Inglenook fireplace with stone hearth, radiator.



### Cellar

Useful storage space.

### Kitchen

17'11" x 4'10" (5.46m x 1.47m)

Modern fitted kitchen having a range of wall and base units incorporating a ceramic white sink unit, stainless steel oven, hob and extractor fan, integral dishwasher, integral fridge/freezer, tiled splashback, stone floor and radiator.



### First Floor Landing

With radiator.

### Bedroom One

9'10" x 11'6" (3.00m x 3.51m)

With radiator.



### Bedroom Two

18'1" x 5'6" (5.51m x 1.68m)

With radiator and useful storage cupboard.

### Bathroom

Three piece suite comprising walk-in shower, vanity sink unit, low suite wc, tiled walls, radiator and storage cupboard.



### Dressing Room

With useful hanging space and access to loft.

### Exterior

To the outside there is an enclosed paved yard to the front.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 0.8 miles, turn left onto Mill Ln, Fascination Place will shortly be seen where the property is displayed via our For Sale board.

| 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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