



## Greenton Crescent, Queensbury,

**£260,000**

**\*\* SEMI DETACHED \*\* FOUR BEDROOMS \*\* READY TO MOVE INTO ACCOMMODATION \*\***

**\*\* POPULAR LOCATION \*\* WELL PRESENTED THROUGHOUT \*\* GARDENS, GARAGE & PARKING \*\***

This four bedroom semi detached property occupies a much sought after location which is within walking distance of Queensbury Village amenities, shops and primary and secondary schools.

The 'Ready To Move Into' home would make an excellent purchase for a FTB/Young/Growing Family.

Having been updated by the present owners to include a modern fitted kitchen, new flooring and recently decorated throughout. The accommodation briefly comprises entrance porch, hallway, lounge, dining kitchen, downstairs w/c. There are three first floor bedrooms and house bathroom. There is a further fourth attic bedroom.

There is an enclosed low maintenance rear garden with a driveway leading to an integral garage.



## Entrance Porch

## Hallway

Radiator.

## Lounge

14'5" x 10'7" (4.39m" x 3.23m")

Coal effect gas fire (currently capped off) with feature fireplace surround and radiator.

## Breakfast Kitchen

16'8" x 11'0" (5.08m" x 3.35m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, breakfast bar, integrated fridge, radiator, ornamental fire and feature fireplace surround.

## W/C

Modern two piece suite comprising low flush wc, vanity sink unit and plumbing for auto washer.

## First Floor Landing

## Bedroom One

14'9" x 10'3" (4.50m" x 3.12m")

Radiator.

## Bedroom Two

10'3" x 8'9" (3.12m" x 2.67m")

Storage and radiator.

## Bedroom Three

6'2" x 8'8" max (1.88m" x 2.64m" max)

Radiator.

## Bathroom

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

## Attic Bedroom Four

12'0" x 9'0" (3.66m" x 2.74m")

Velux window and under eaves storage.

## Exterior

There is an enclosed low maintenance rear garden with a driveway leading to an integral garage.

## Council Tax Band

B

## Tenure

FREEHOLD.



**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(15-38) <b>F</b>			(15-38) <b>F</b>		
(1-14) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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