



Park Grove, Queensbury,

£139,950

** MID TERRACE ** TWO BEDROOMS ** IDEAL FOR FTB/INVESTOR/YOUNG COUPLE **

** MODERN KITCHEN ** READY TO MOVE INTO ** FRONT GARDEN **

Situated in the desirable village of Queensbury, is this well presented two bedroom through-by-light terrace.

This property would make an ideal purchase for a FTB/Young Couple Investor.

Having been modernised by the current owners to offer 'ready to move into accommodation'.

Benefits from a modern fitted kitchen, triple glazing, GCH and a garden to the front.

The accommodation briefly comprises open plan lounge/modern kitchen, cellar, two first floor bedrooms and a white house bathroom.

To the outside there is a pleasant garden to the front.



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Open Plan Lounge / Kitchen

15'7" x 15'7" (4.75m" x 4.75m")

Coal effect gas fire with feature fireplace surround and radiator.



Kitchen

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



Cellar

Useful storage.



First Floor landing

Radiator.



Bedroom One

9'8" x 9'3" (2.95m" x 2.82m")

Radiator.

Bedroom Two

10'3" x 6'5" (3.12m" x 1.96m")

Radiator.



Bathroom

Three piece suite comprising panel bath with thermostat shower over & screen, low flush wc, pedestal wash basin and radiator.

Exterior

Garden to front.

Tenure

FREEHOLD.

Council Tax Band

A

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	