

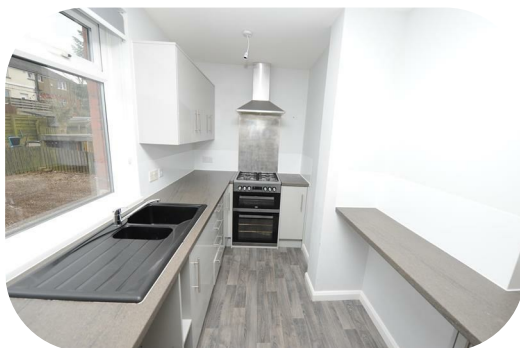


## Hazelhurst Grove, Queensbury,

**£160,000**

**\*\* END TOWN HOUSE \*\* THREE BEDROOMS \*\* GARDENS, PARKING & GARAGE \*\*  
\*\* FRONT VIEWS \*\* NO CHAIN \*\* GREAT STARTER HOME \*\* MODERN KITCHEN/BATHROOM \*\***

Available with vacant possession is this delightful three bedroom end house. Benefits gas central heating, upvc double glazing. The family sized accommodation briefly comprises entrance, lounge, modern fitted kitchen, three first floor bedroom (was originally two) and a modern white house bathroom. Outside there are gardens, parking and garage.



### Entrance

Radiator.

### Lounge

12'9" x 15'0" (3.89m" x 4.57m")

Soild fuel burner set in chimney breast, wood flooring and radiator.

### Kitchen

17'8" max x 6'5" (5.38m" max x 1.96m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit and storage cupboard.

### First Floor Landing

### Bedroom One

13'6" x 10'2" (4.11m" x 3.10m")

Radiator.

### Bedroom Two

7'4" x 7'9" (2.24m" x 2.36m")

Radiator.

### Shower Room

Modern three peice suite comprisgn shower cublice, low flush wc and pedestal wash basin.

### Exterior

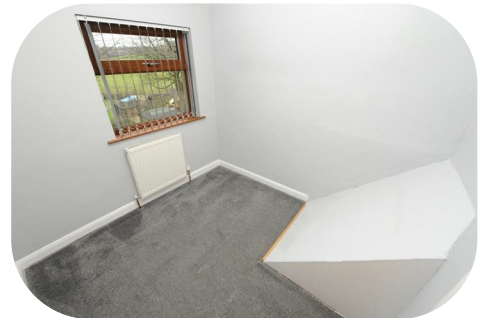
To the outside tehre are gardens, parking and garage.

### Council Tax Band

A

### 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) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	