



Hainsworth Moor Drive, Queensbury

£205,000

* SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * NO CHAIN *

* MODERN KITCHEN & BATHROOM * RECENTLY DECORATED * GARDENS *

* GARAGE * THROUGH LOUNGE/DINING AREA * CLOSE TO WELL REGARDED PRIMARY SCHOOL *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, through lounge with dining area, modern fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are gardens, driveway and garage.





Reception Hall

With radiator and understairs store cupboard.

Lounge / Dining Area

25'4" x 11'7" narrowing to 9'9" (7.72m x 3.53m narrowing to 2.97m)

With laminated wood floor, radiator.

Kitchen

10'9" x 7'5" (3.28m x 2.26m)

Modern white fitted kitchen units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls.

First Floor Landing

Bedroom One

12'4" x 11'5" (3.76m x 3.48m)

With radiator.

Bedroom Two

10' x 11'3" (3.05m x 3.43m)

With radiator.

Bedroom Three

7'8" x 7'4" (2.34m x 2.24m)

With radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, drive to side leading to a detached garage.

Directions

From our office on Queensbury head west on High St/A647 towards Russell St, continue to follow A647 for 0.6 miles, turn left onto Hill End Ln, left onto Hainsworth Moor Drive and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band





C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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
Environmental Impact (CO ₂) Rating		

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.

