



**Ascot Parade, Horton Bank Top,
Offers In The Region Of £150,000**

*** SEMI DETACHED * THREE BEDROOMS * IDEAL FTB * CLOSE TO AMENITIES *
* GARDEN * DRIVE * GARAGE ***

Situated in this desirable and sought after location is this three bedroom semi detached home. The property would make an ideal home for a FTB/Young Couple/Family and is ideally located for amenities, schools and bus routes.

The accommodation briefly comprises of a vestibule lounge/diner, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a lawned garden to the rear and a driveway which leads to a single garage.



Entrance Vestibule

Lounge / Diner

23'10" x 12'8" (7.26m x 3.86m)

Kitchen

10' x 6'11" (3.05m x 2.11m)

With fitted wall and base units incorporating stainless steel sink unit, cooker point, plumbing for auto washer, understairs storage, door to side.

First Floor

Bedroom One

11'9" x 9'1" (3.58m x 2.77m)

Bedroom Two

9'4" x 9'9" (2.84m x 2.97m)

With walk-in wardrobe.

Bedroom Three

6'6" x 6'5" (1.98m x 1.96m)

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

To the outside there is a lawned garden to the rear, together with a driveway leading to a contemporary style single garage with light and power.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, immediate left onto Beacon Rd/B6380, proceed straight ahead at the roundabout, after 0.3 miles turn left onto Ascot Dr, left onto Ascot Parade and the property will shortly be seen displayed via our For Sale board.



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.

