Sugdens
Sales & Lettings

Spring Garden Street, Queensbury,

£144,950

* TERRACE * THREE BEDROOMS * READY TO MOVE INTO *
* CLOSE TO AMENITIES * MODERNISED * IDEAL STARTER HOME *
ATTENTION FTBs/Investors/Young Families!!
This three bedroom terrace property would make an ideal purchase with its 'ready to move into' accommodation. Having been recently modernised to a high standard by the current owners to include a new kitchen, bathroom, carpets and décor throughout.
Located in the heart of Queensbury Village which boasts amenities, shops and primary & secondary schools.
Viewing essential to appreciate the size of accommodation on offer.

Lounge
15'2 x 16'8 (4.62m x 5.08m)
Central heating radiator and double glazed window.

Dining Kitchen
11'7 x 10'8 (3.53m x 3.25m)
Modern fitted wall and base units, Stainless Steel sink unit and plumbing for a washing machine. Electric hob, oven and extractor fan over. Feature central heating radiator and double glazed window.

First Floor
Useful storage cupboard.

Bedroom One
16'7 x 10'7 (5.05m x 3.23m)
Central heating radiator and double glazed window.

Shower Room
Modern three piece suite comprising of; low flush WC, vanity unit with sink and walk in shower. Tiled walls and flooring, heated towel rail, extractor fan and double glazed window.

Second Floor Landing
Central heating radiator.

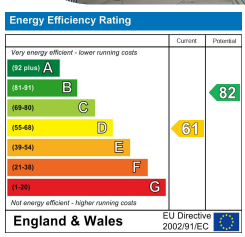
Bedroom Two
16'9 x 10'7 (5.11m x 3.23m)
Central heating radiator and double glazed window.

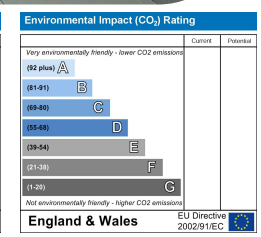
Bedroom Three
11'7 x 8'2 (3.53m x 2.49m)
Central heating radiator and double glazed window.

External
Small patio garden to the front.

Council Tax
Band A.

Tenure
We have been advised this property has an element of flying 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.

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