



Crestville Terrace, Clayton,

£89,950

**** WELL PRESENTED ** BACK TO BACK TERRACE ** TWO BEDROOMS ** NO CHAIN **
* POPULAR LOCATION * MODERN KITCHEN & BATHROOM * IDEAL FTB/INVESTOR ***

Located in the popular village of Clayton, is this two bedroom back to back terrace.

Of probable interest to the first time buyer or investor.

Benefits from gas central heating and upvc double glazing.

Lounge, modern kitchen, two first floor bedrooms and a modern house bathroom.

To the outside there is a front yard with lawn and pebbled area.



Of probable interest to the first time buyer or investor, is this two bedroom back to back terrace.

Located in the popular village of Clayton.

The well presented accommodation benefits from gas central heating, upvc double glazing and briefly comprises lounge, modern kitchen, two first floor bedrooms and a modern house bathroom.

To the outside there is a front yard with lawn and pebbled area.

Lounge

15'5" x 13'3" (4.70m x 4.04m)

With radiator.

Kitchen

9'4" x 5'4" (2.84m x 1.63m)

Modern kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer. Access to cellar.

First Floor

Bedroom One

15'5" x 10'9" (4.70m x 3.28m)

With radiator.

Bedroom Two

9'4" x 4'6" (2.84m x 1.37m)

With radiator.

Bathroom

Modern house bathroom comprising panelled bath with shower and screen over, low suite wc, pedestal wash basin, part tiled walls and towel radiator.

Exterior

To the outside there is a front yard with lawn and pebbled area.

Directions

From Queensbury office head east on High St/A647, turn left onto Baldwin Lane, proceed straight ahead at the roundabout, after 1.2 miles at the next roundabout continue straight onto Bradford Rd, turn left onto Brecks Rd, right onto Crestville Terrace and the property will 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	88		
	62		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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