



Back Lane, Queensbury,

£190,000

* SEMI DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * CONSERVATORY *
* FAR-REACHING VIEWS * GARDENS & PARKING *

This delightful two bedroom semi-detached bungalow would make a superb purchase for anybody downsizing and benefits both gas central heating and upvc double glazing.

Having a conservatory and far reaching views to the front of the property, the well presented accommodation briefly comprises entrance porch, reception hall, lounge, conservatory and kitchen, two double bedrooms and house bathroom.

To the outside there are well stocked gardens to both front and rear, together with a driveway providing ample off street parking.



Entrance Porch

Entrance Hall

With radiator and access to loft.

Kitchen

10'7" x 7'11" (3.23m x 2.41m)

Having a range of wall and base units incorporating sink unit, complementary work surfaces, double oven, hob, extractor fan, tiled floor, radiator and pantry.



Lounge

12'5" x 10'11" (3.78m x 3.33m)

With electric fire and radiator.

Conservatory

8' x 9'5" (2.44m x 2.87m)

With French doors to rear garden.



Bedroom One

11'10" x 9'10" (3.61m x 3.00m)

With radiator and far-reaching views.

Bedroom Two

12'2" x 11'11" (3.71m x 3.63m)

With radiator and far-reaching views.



Shower Room

Three piece shower room comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and floor, towel radiator.



Exterior

To the outside there are well stocked gardens to both front and rear, together with a driveway providing ample off street parking.



Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.2 miles before taking the left onto Back Lane (immediately left after the Boar's Head public house) and the property will shortly be seen displayed via our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(11-20) G	(11-20) G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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.

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