



## Alpine Rise, Thornton

£279,950

\* SEMI DETACHED \* THREE BEDROOMS \* FULLY RENOVATED INTERNALLY & EXTERNALLY \* POPULAR LOCATION \* END OF CUL DE SAC \* CLOSE TO AMENITIES \* LANDSCAPED GARDEN \* LARGE DRIVE \* LARGE GARAGE \*

This beautifully extended three bedroom semi-detached home offers modern living at its finest, having been fully modernised throughout and maintained to an exceptional standard.

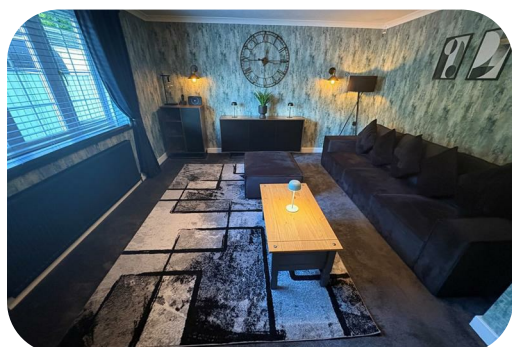
The property features a dining kitchen - ideal for family meals and entertaining, along with a practical utility room/cloakroom and convenient downstairs WC. It has been partially re-wired and has a brand new consumer unit, it benefits from gas central heating with all new anthracite radiators, double glazing and a newly installed burglar alarm system for added comfort and security.

The property features a brand new 3 piece bathroom suite, new carpets and flooring throughout, all fixtures and fittings changed, all brand new doors installed and a large Master bedroom.

Perfectly positioned within walking distance of Thornton Village, residents can enjoy a range of local amenities, shops, and a choice of well-regarded primary and secondary schools — making this an ideal home for families.

To the rear, you'll find a beautifully enclosed landscaped garden offering a private outdoor space to relax and unwind. A driveway provides ample offstreet parking and leads to a larger than average garage.

**VIEWING ESSENTIAL** — this is a superb home that truly stands out!





### Entrance Hall

With new radiator, new carpet and double glazed window.

### Utility

With plumbing for auto washer, new radiator, new flooring and double glazed window.

### Downstairs WC

Modern two piece suite comprising low suite WC, pedestal wash basin, new radiator, new flooring and double glazed window.

### Lounge

15'7" x 13' (4.75m x 3.96m)

With new radiator, new carpet and double glazed window.

### Dining Kitchen

15'7" x 9'9" (4.75m x 2.97m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, tiled splashback, gas hob, extractor hood, new radiator, new flooring and double glazed window. French doors leading out to the decking, along with large under stairs storage.

### First Floor

With access to a fully boarded loft via a pull down ladder with lighting. (Has the potential to be converted into a 4th bedroom).

### Bedroom One

15'7" x 9'7" (4.75m x 2.92m)

With new radiator, new carpet and double glazed window.

### Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

With new radiator, new carpet and double glazed window.

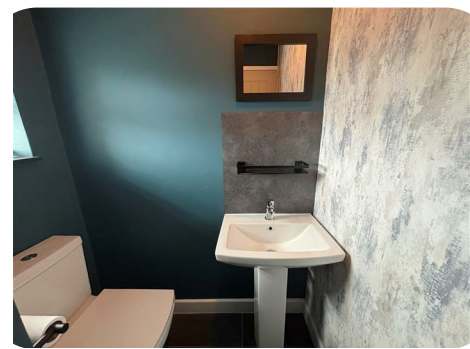
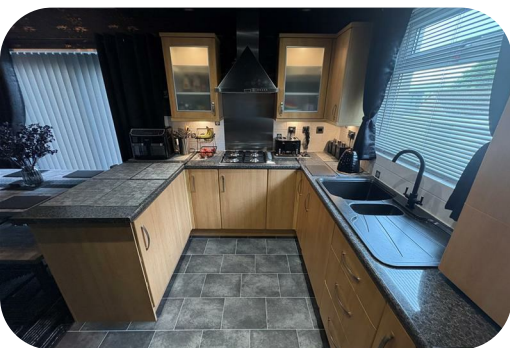
### Bedroom Three

10' x 6'5" (3.05m x 1.96m)

With new radiator, new carpet and double glazed window.

### Bathroom

Brand new three piece modern suite comprising P shaped bath with thermostatic shower over, unique shower screen, vanity sink unit, low suite WC, tiled walls and floor, double glazed window and new radiator.





### Exterior

To the outside there is a stunning landscaped garden to the rear with large decking area leading out from the French doors, lawn and low maintenance areas. All new fencing installed both to the front and rear of the property, access to the garden also via the side gate. A large driveway leads to a larger than an average garage/workshop which features an electric over & up door and has both electric and lighting inside.

### Directions

From our office on Queensbury High Street head towards Gothic St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn left onto Thornton Rd, take the sharp right onto Kipping Ln, left onto West Ln, right onto Alpine Rise and the property will be seen displayed via our For Sale board.

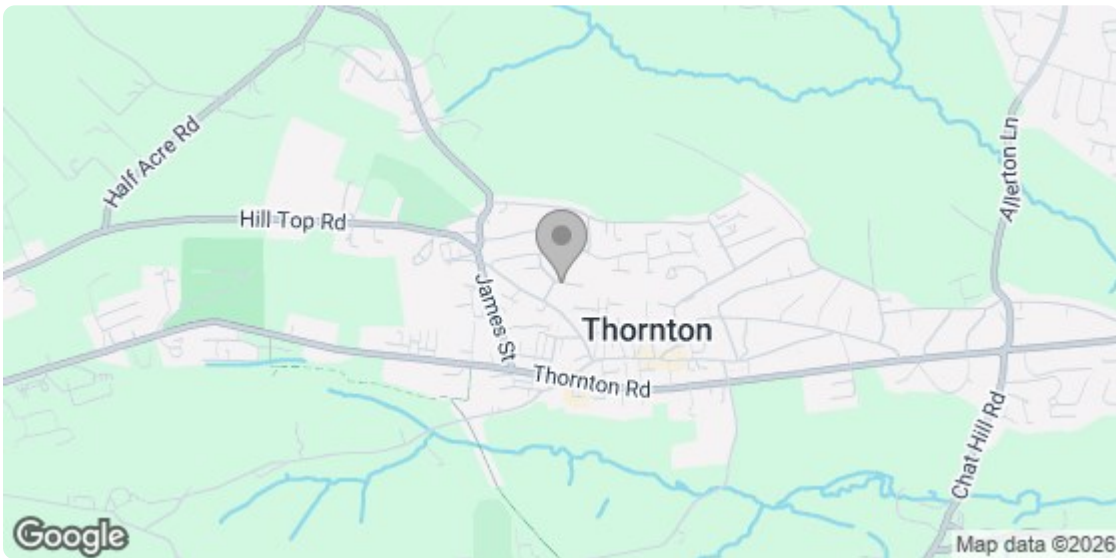
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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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