Ascot Drive, Horton Bank Top,

£160,000

* SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES *
* GARDEN * DRIVEWAY PARKING *
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 entrance vestibule, lounge, dining kitchen, wc, three first floor bedrooms and a house bathroom.
To the outside there is a lawned garden to the rear and a driveway which provides off street parking.

Entrance Vestibule

Lounge
13' x 12'9" (3.96m x 3.89m)
With double glazed window and understairs storage.

Dining Kitchen
16'4" x 13'8" (4.98m x 4.17m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker point, two double glazed windows.

WC
Two piece suite comprising low suite wc, pedestal wash basin and double glazed window.

Rear Vestibule
With door to rear.

First Floor
With double glazed window and useful storage.

Bedroom One
13'3" x 8'9" (4.04m x 2.67m)
With built in wardrobe and double glazed window.

Bedroom Two
8'9" x 14' (2.67m x 4.27m)
With double glazed window.

Bedroom Three
9'3" x 7'1" (2.82m x 2.16m)
With double glazed window.

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin and double glazed window.

Exterior
To the outside there is a garden to the rear and a driveway providing off-road parking.

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, left onto Beacon Rd/B6380, go through the roundabout, turn left onto Ascot Dr and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C

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.