



Welbeck Drive, Horton Bank Top

£219,995

**** NO ONWARD CHAIN ** READY TO MOVE INTO ** POPULAR LOCATION ** FAMILY HOME ****

*** MODERNISED BY PRESENT OWNERS * FIVE BEDROOMS ***

Available with 'no onward chain' and offering fantastic family sized 'ready to move into' accommodation, is this five bedroom semi detached house.

Situated in this popular residential location, the property would make an excellent home for a young/growing family.

Having been modernised by the present owners throughout, the spacious property benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises ground floor reception hall, kitchen, lounge, dining room, cloaks/wc, two ground floor bedrooms and a shower room, to the first floor there are three further bedrooms (master having en suite shower room).

To the outside there are gardens to both front and rear, tarmac drive to the side leading to a detached garage.

Internal viewing is highly recommended recommended.





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Entrance Hall

With radiator.

Shower Room

Wet room having shower, low suite wc, pedestal wash basin, tiled walls, towel radiator.

Lounge

15'11" x 10'8" (4.85m x 3.25m)

With radiator.

Kitchen

9' x 9'9" (2.74m x 2.97m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, oven, hob, cooker hood, microwave, fridge freezer, radiator.

WC

Modern two piece suite comprising low suite wc and pedestal wash basin, towel radiator.

Dining Room

8'8" x 14' (2.64m x 4.27m)

With radiator, composite door to rear, storage cupboard with plumbing for auto washer.

Bedroom Two

13'9" x 8'6" (4.19m x 2.59m)

Modern sliding wardrobes and understairs storage.

Bedroom Five

9'1" x 9'1" (2.77m x 2.77m)

With radiator.

First Floor





Bedroom Three

13'3" x 11'3" (4.04m x 3.43m)
With radiator and eaves storage.

Bedroom Four

10' x 9'1" (3.05m x 2.77m)
With radiator.

Bedroom One

15'2" x 8'9" (4.62m x 2.67m)
Having modern fitted sliding wardrobes, radiator. En-suite bathroom;

En Suite Bathroom

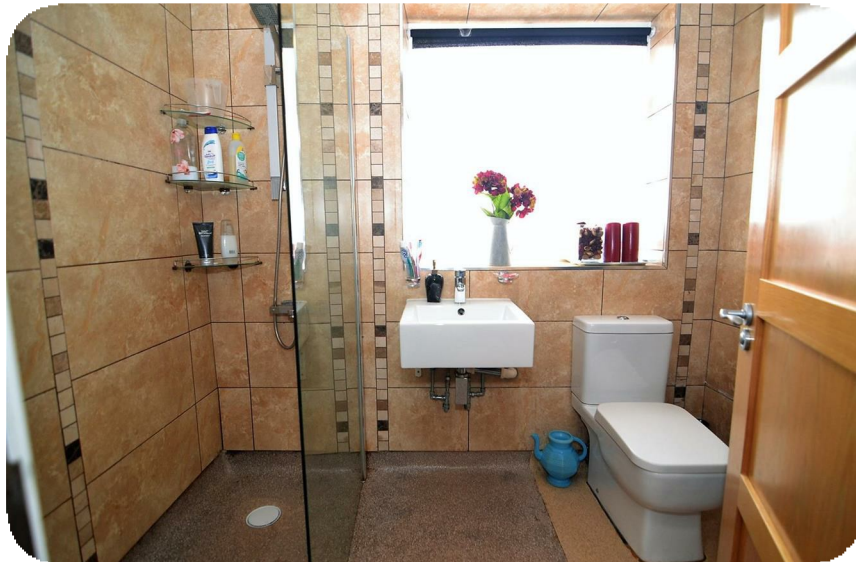
Modern three piece suite comprising 'P' shaped bath, low suite wc, pedestal wash basin, towel radiator.

Exterior

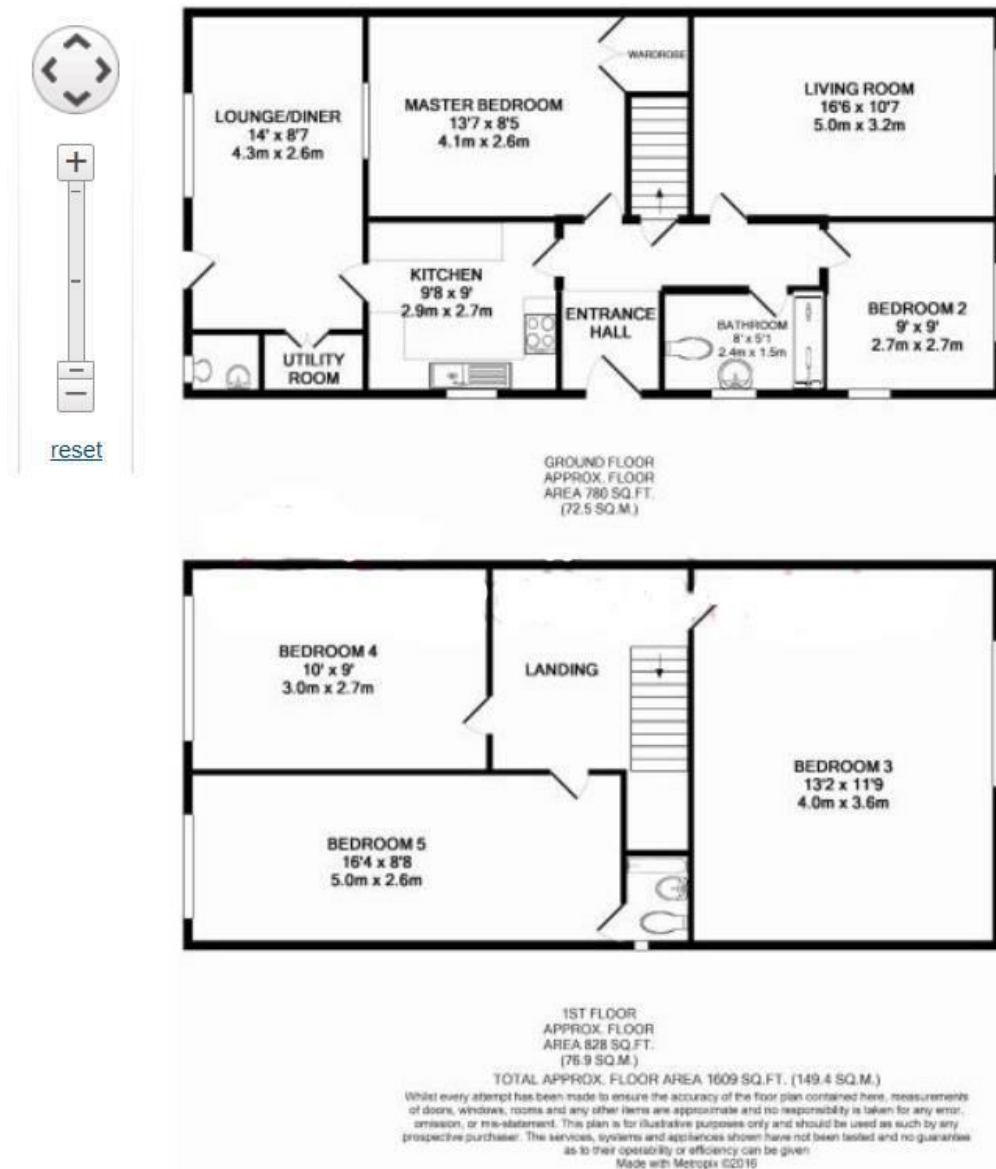
To the outside there is an enclosed lawned and patio garden to the rear, together with a driveway proving ample parking leading to a single garage.

Directions

From our office in Queensbury proceed left on the High Street and proceed straight ahead onto Highgate Road towards Horton Bank Top, turn left onto Hollingwood Lane, left onto Holly Park Drive, left onto Welbeck Drive and the property will shortly be seen displayed via our For Sale board.



Master Floorplan Image



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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