Sugdens
Sales & Lettings



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.

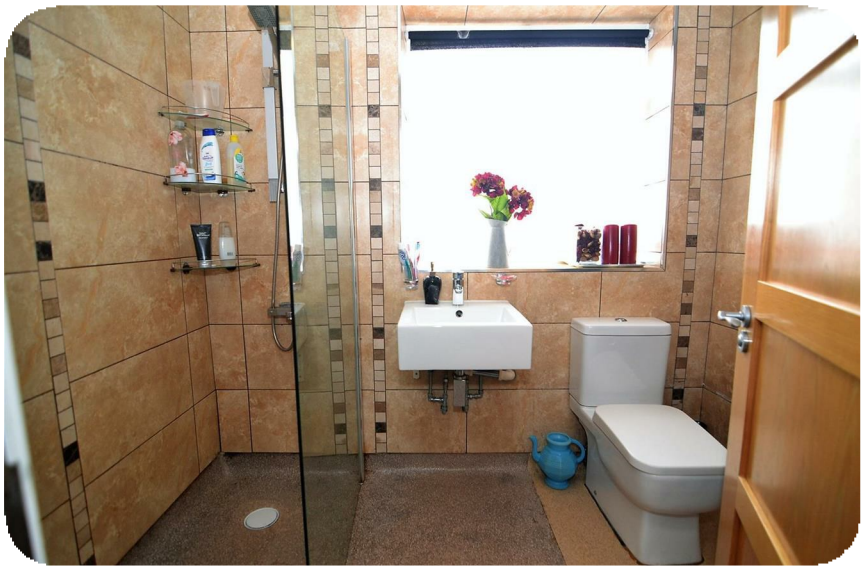
Bedroom Four
10' x 9'1" (3.05m x 2.77m)
With radiator.

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.

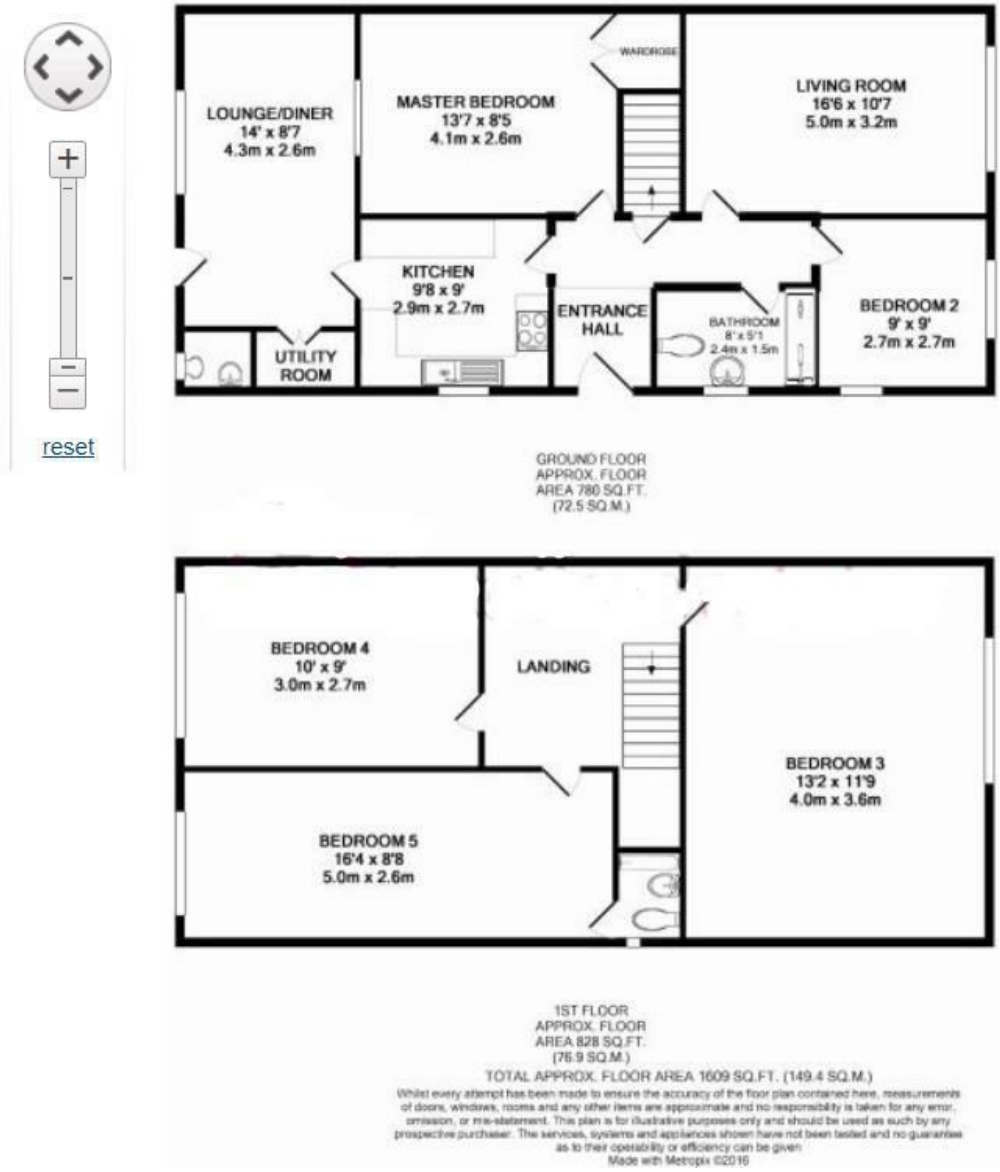




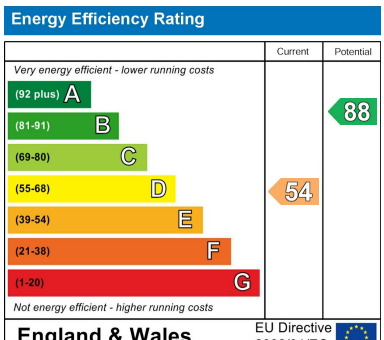


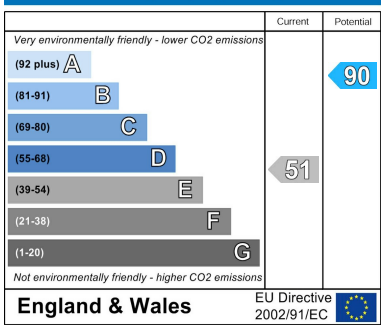


Master Floorplan Image









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.

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