Sugdens
Sales & Lettings

Thornton Road, Thornton,

£249,950

* SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN * CLOSE TO AMENITIES *
* GARDEN * DRIVE * GARAGE *

Situated on the outskirts of Thornton Village, is this three bedroom semi detached property.
The home would make an ideal purchase for a number of buyers and is within easy reach of amenities, shops and both primary and secondary schools.
Benefits from a modern fitted kitchen, gas central heating and double glazing.
Briefly comprising entrance hallway, lounge, dining kitchen, three first floor bedrooms and a shower room.
To the outside there is a tiered decked garden to the rear, together with a driveway leading to a single garage.

Entrance Hall
With radiator and understairs storage.

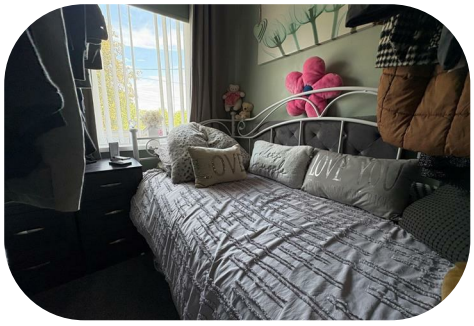
Dining Kitchen
17'8" x 10'5" (5.38m x 3.18m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, integrated microwave, dishwasher, plumbing for auto washer, radiator, French doors to rear garden, double glazed window and storage cupboard.

Lounge
14'7" x 11'6" (4.45m x 3.51m)
With electric fire in fireplace surround, radiator, double glazed window.

First Floor
With double glazed window and radiator.

Bedroom One
11'6" x 11'6" (3.51m x 3.51m)
With radiator and double glazed window.

Bedroom Two
11'2" x 11'6" (3.40m x 3.51m)
With radiator and double glazed window.



Bedroom Three
6'7" x 5'8" (2.01m x 1.73m)
With radiator and double glazed window.

Shower Room
Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

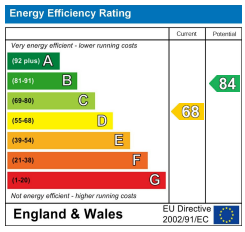
Exterior
To the outside there is a tiered decked garden to the rear with artificial lawn and pergola. Together with a driveway leading to a single garage.

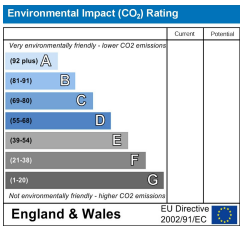
Directions
From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, left onto Albert Rd, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C / Bradford

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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