



**Kingston Grove, Thackley,**

**£239,995**

\* SEMI DETACHED \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \*  
\* CONSERVATORY \* GARDENS \* PARKING \* GARAGE \* CLOAKROOM/WC \*

Providing superb 'ready to move into' accommodation, is this family sized three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The property briefly comprises reception hall, lounge, modern fitted dining kitchen, conservatory and cloakroom/wc. To the first floor there are three bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to both front and rear, driveway and garage.



## Reception Hall

With radiator and store cupboard.



## Cloakroom/WC

With low suite wc, radiator.

## Lounge

12'9" x 11'4" (3.89m x 3.45m)

With feature chimney breast.

## Dining Kitchen

### Dining Area

11'2" x 12'9" (3.40m x 3.89m)

With breakfast island, radiator and upvc French doors to conservatory.



### Kitchen Area

11'9" x 8' (3.58m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, hob, double oven, integrated fridge freezer, dishwasher.

## Conservatory

7'9" x 10'2" (2.36m x 3.10m)

With radiator, French doors to rear garden.

## First Floor Landing

### Bedroom One

11'3" x 11'10" (3.43m x 3.61m)

With radiator.



### Bedroom Two

11'8" x 11'9" (3.56m x 3.58m)

With radiator.

### Bedroom Three

8'3" x 6'5" (2.51m x 1.96m)

With radiator.



## Bathroom

Modern three piece white suite, part tiled walls and heated towel rail.



## Exterior

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

## Directions

From our office in Idle village proceed straight up The High Street, here take the right onto Town, turn right onto Kingston Rd, left onto Ducie St, right onto Kingston Grove 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	