



## Highgate Road, Clayton Heights

**£199,950**

\* SUBSTANTIAL SEMI DETACHED HOUSE \* THREE BEDROOMS \* CLOSE TO AMENITIES \* CONSERVATORY \*  
\* TWO RECEPTION ROOMS \* GARDEN \* GARAGE \*

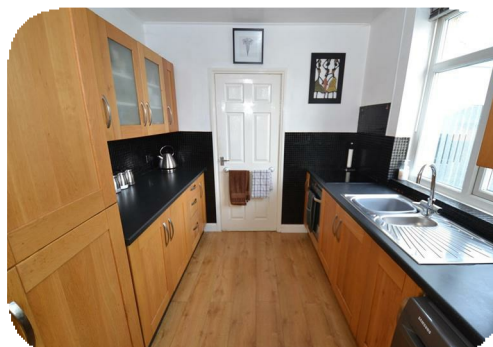
Three bedroom semi detached property which is situated on the outskirts of Queensbury and ideally located for schools, amenities and bus routes.

The property would make an ideal purchase for a number of buyers.

Benefits from two reception rooms, conservatory, garden and garage.

The accommodation briefly comprises entrance hallway, cloaks w/c, lounge, dining room, conservatory and a kitchen. There are three first floor bedrooms, house bathroom and w/c.

To the outside there is an artificial lawned and stocked garden to the rear with a shared driveway leading to a single garage.





## Entrance Hall

## Cloakroom/WC

White two piece suite comprising low suite wc, pedestal wash basin, extractor fan.

## Lounge

14'1" x 13'3" (4.29m x 4.04m)

With living flame gas fire in fireplace surround, radiator and double glazed bay window.

## Dining Room

9'8" x 8'3" (2.95m x 2.51m)

With radiator and French doors to kitchen.

## Kitchen

10'4" x 8' (3.15m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integral fridge/freezer, oven, hob, plumbing for auto washer and double glazed window.

## Conservatory

9'9" x 8'4" (2.97m x 2.54m)

With patio doors to rear.

## First Floor

### Bedroom One

15'1" x 13'7" (4.60m x 4.14m)

With radiator and double glazed bay window.

### Bedroom Two

10'6" x 8'3" (3.20m x 2.51m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Three

6'11" x 6'4" (2.11m x 1.93m)

With built in wardrobe, radiator and double glazed window.

## Bathroom

Two piece suite comprising panelled bath with mixer shower over, pedestal wash basin, double glazed window.





### Separate WC

With low suite wc and double glazed window.

### Exterior

To the outside there is block-paved parking to the front, shared drive to the side leading to a garage, together with a garden to the rear with artificial lawn.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue onto Highgate Rd and the property will shortly be seen displayed via our For Sale board.

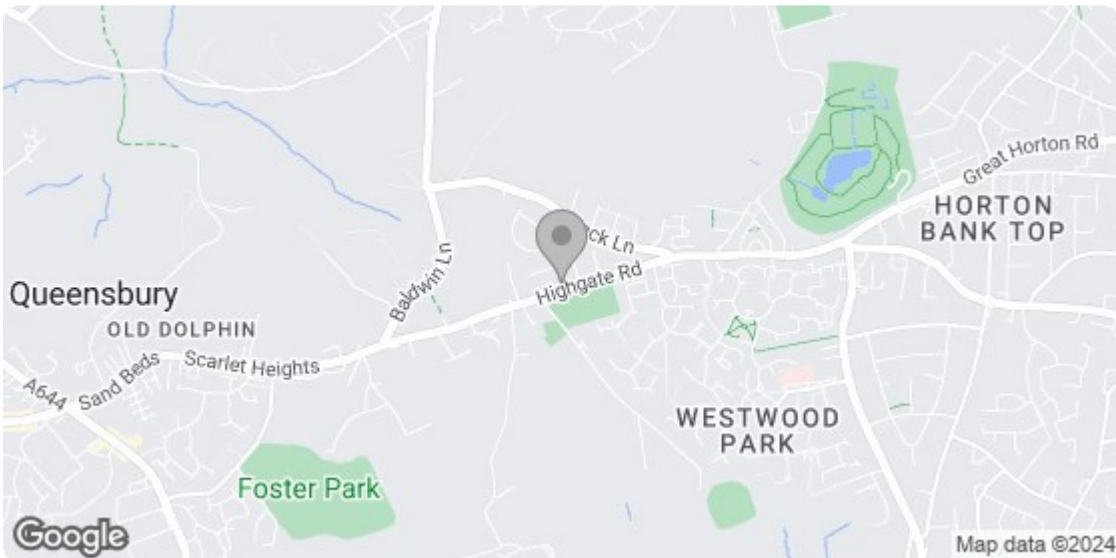
### Tenure

Freehold

### Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

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