



## Black Myres Close, Queensbury

### Offers In The Region Of £250,000

**\*\* PRICED TO SELL \*\* SEMI DETACHED \*\* FOUR BEDROOMS \*\* THREE BATHROOMS \*\* FAMILY SIZED ACCOMMODATION \*\* GARAGE  
\*\* GARDEN \*\* WELL PRESENTED THROUGHOUT \*\***

Well presented throughout and situated on this popular sought after residential location, is this larger than average four bedroom three storey semi detached.

Fantastic opportunity for the growing family and within easy reach of amenities, shops, and a choice of local schools.

Built approximately 6 years ago by the reputable Harron Homes and benefits from gas central heating, upvc double glazing and alarm system.

The modern accommodation briefly comprises hall, open plan living/dining kitchen, cloakroom, first floor lounge and master bedroom with dressing room and en suite shower room. To the second floor are three further bedrooms and a modern four piece house bathroom. To the outside there are gardens, parking and integral garage.





### Entrance Hall

Central heating radiator.

### Cloakroom

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

### Living Kitchen

17'5 x 16'8 (5.31m x 5.08m)

Modern fitted high gloss wall and base units incorporating stainless steel sink unit, integrated fridge freezer, washing machine, oven, hob, extractor hood, tiled floor, radiator and double glazed window.

### Sitting Room

The sitting room Area has a radiator, double glazed window and French doors to rear.

### First Floor

Central heating radiator and double glazed window.

### Lounge

16'8 x 10'1 (5.08m x 3.07m)

Two central heating radiators, double glazed window and French doors leading to a Juliette balcony.

### Bedroom One

14'9 x 9'8 (4.50m x 2.95m)

Central heating radiator and two double glazed windows.

### Dressing Room

Built in wardrobes.

### En-Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite WC, pedestal wash basin, radiator, double glazed window, half tiled walls and floor.

### Second Floor

Radiator, velux window, useful storage cupboard.

### Bedroom Two

10'8 x 6'7 (3.25m x 2.01m)

Central heating radiator and double glazed window.





### Bedroom Three

9 x 9'8 (2.74m x 2.95m)

Central heating radiator and double glazed window.

### Bedroom Four

9'9 x 11'2 (2.97m x 3.40m)

Central heating radiator and double glazed window.

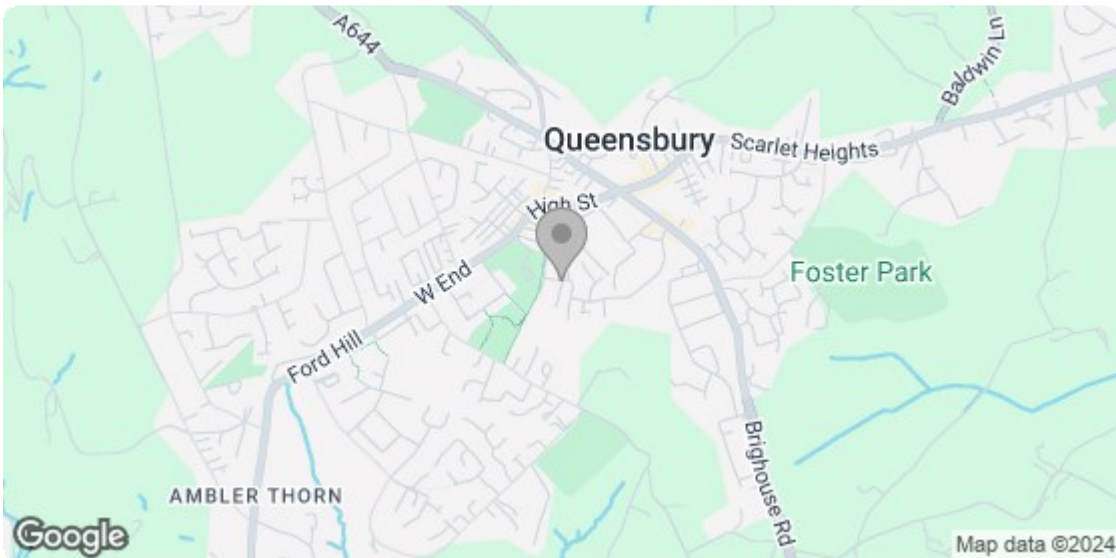
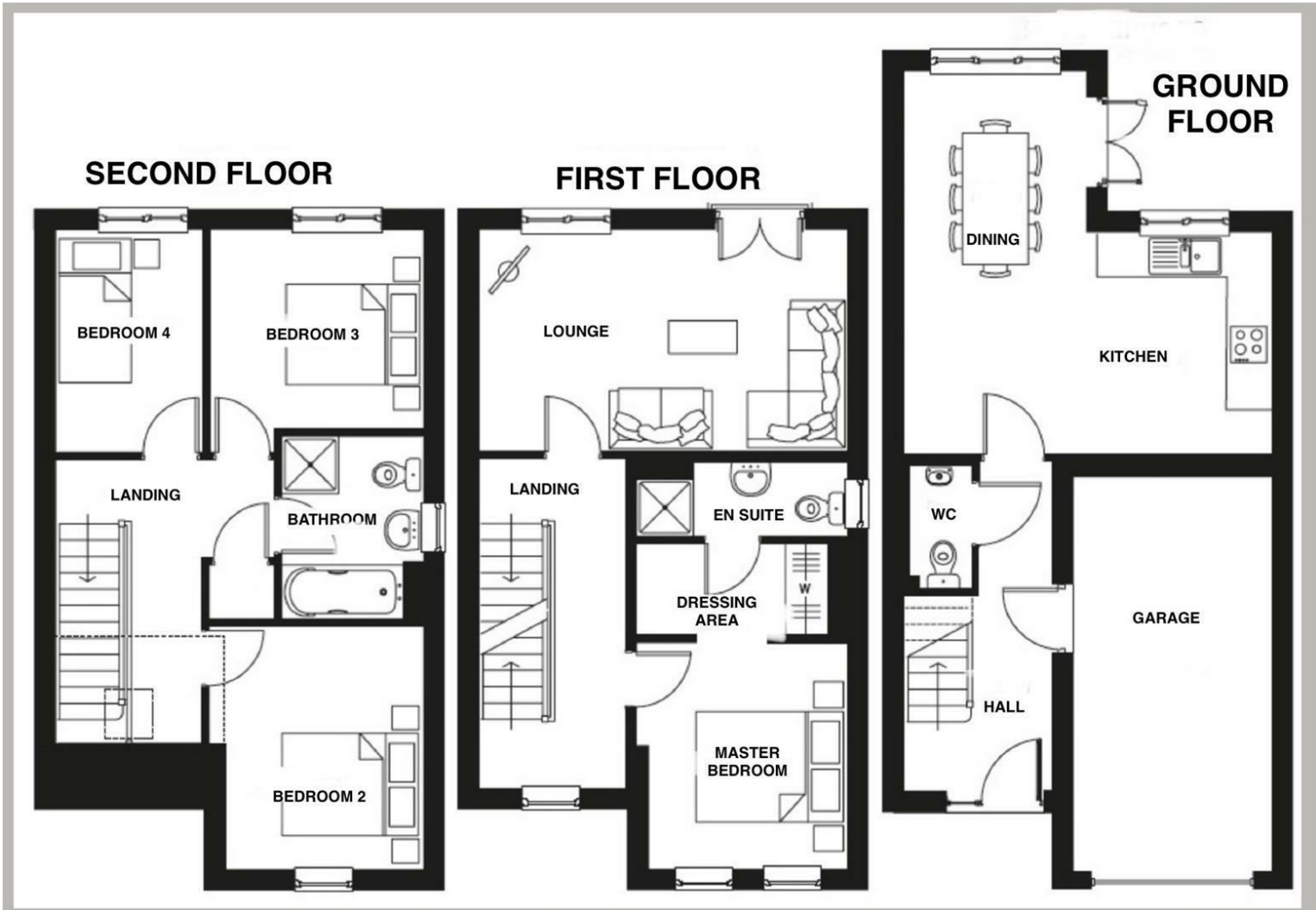
### Bathroom

Modern four piece suite comprising of a panelled bath, low flush w/c, pedestal wash bash, shower cubicle, tiled walls and floor and a radiator.

### External

To the outside there is gardens to the rear and to the front there is a driveway leading to an integral garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

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