



Union House Court, Queensbury

£285,000

* DETACHED * THREE BEDROOMS * QUIET CUL-DE-SAC * MODERN KITCHEN * *SOLAR PANELS owned by the vendors *
* CLOSE TO AMENITIES & SCHOOLS * GARDENS * DRIVE * STORAGE GARAGE *

Situated on this small and quiet cul-de-sac is this modern three bedroom detached property with far reaching views to the front. Ideally located for amenities, shops and a choice of first and secondary schools the property would appeal to a number of buyers.

Offering ready to move into accommodation and benefits from a modern fitted kitchen, sun room, CCTV and gardens.

The accommodation briefly comprises entrance vestibule, lounge/diner, conservatory and breakfast kitchen. To the first floor there are three bedrooms and a house bathroom.

To the outside there are gardens to three sides and a driveway leading to the former garage/currently used as a utility room and storage.





Entrance Vestibule

Lounge/Diner

26'9" x 11'5" (8.15m x 3.48m)

Lounge area has a modern wall mounted electric fire, radiator and double glazed window.

Dining area has a radiator and patio doors to rear.

Conservatory

11'2" x 10'5" (3.40m x 3.18m)

With radiator, upvc door to rear.

Breakfast Kitchen

14'3" x 11' (4.34m x 3.35m)

Modern fitted kitchen having a range of wall and base units incorporating granite work surfaces, integrated dishwasher, fridge, microwave, breakfast bar, double oven, hob and extractor, tiled floor, two double glazed windows.

First Floor

With radiator, double glazed window and loft access.

Bedroom One

11'8" x 8'7" (3.56m x 2.62m)

With radiator, double glazed window and fitted wardrobe.

Bedroom Two

10' x 8'6" (3.05m x 2.59m)

With fitted wardrobe, radiator and double glazed window.

Bedroom Three

7'3" x 5'8" (2.21m x 1.73m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are gardens to three sides with borders and shrubs, driveway leading to garage. There are far reaching views to the front of the property.





Directions

From our office on Queensbury High Street head east on High St/A647 continue to follow A647 towards Clayton heights and follow the road and turn left on to Union House Lane follow to end and Union House Court is straight ahead.

The property is the first detached on the left hand side.

TENURE

FREEHOLD

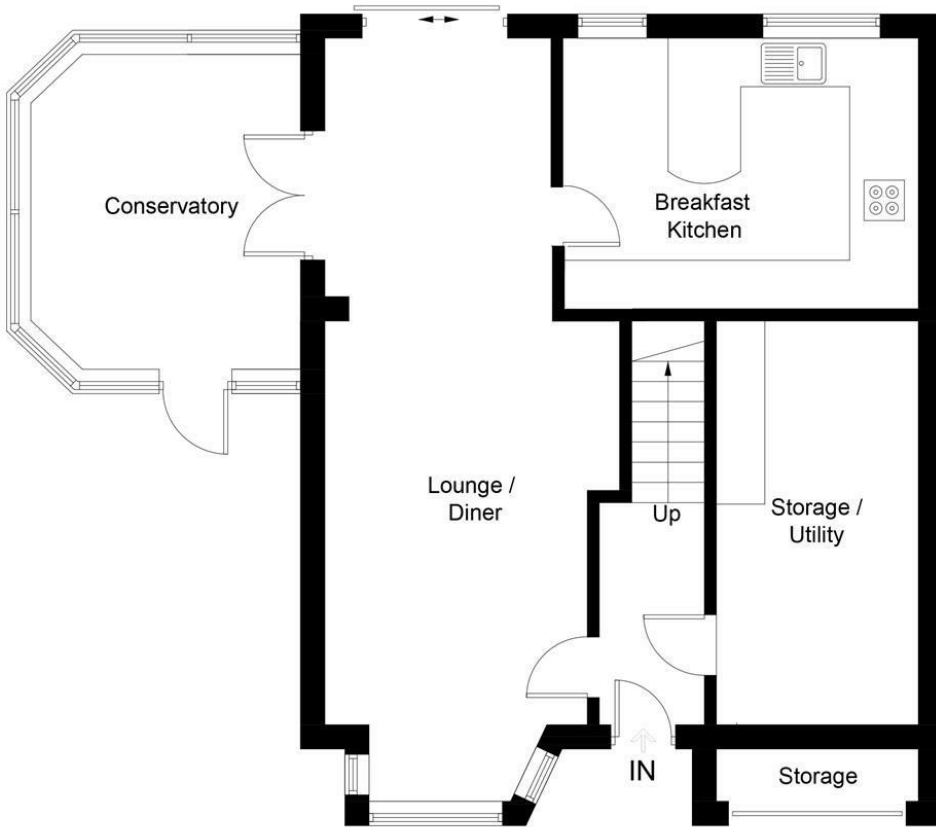
Council Tax Band

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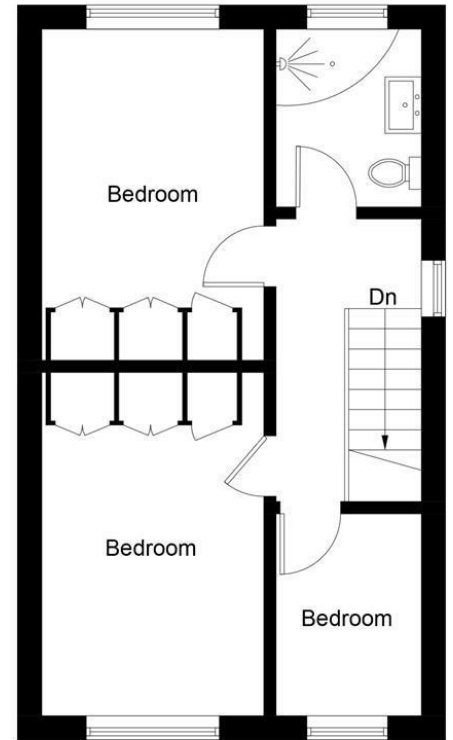


Union House Court, BD13

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft
 Storage = 1.6 sq m / 17 sq ft
 Total = 120.2 sq m / 1294 sq ft

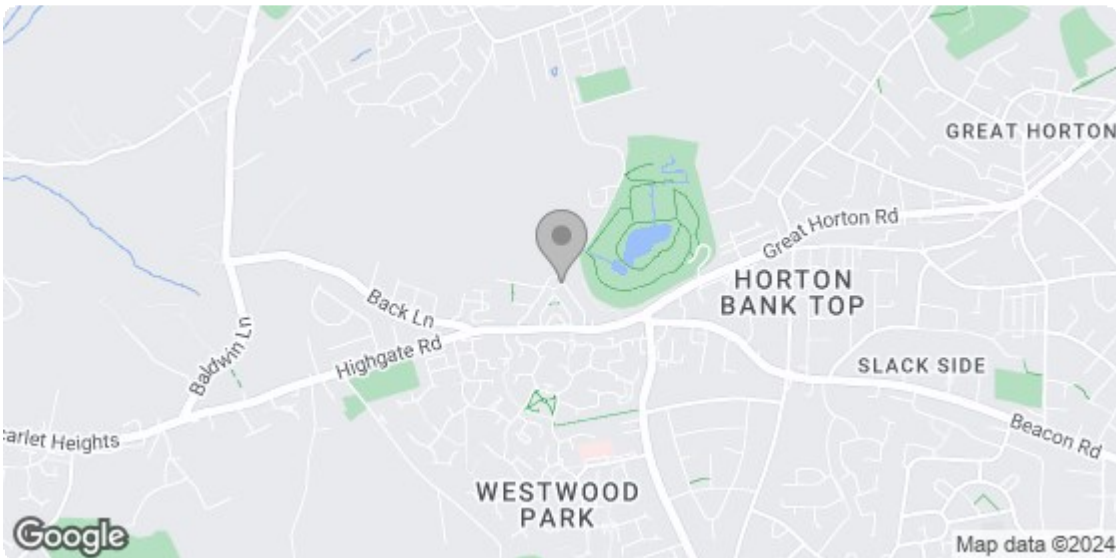


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049481)



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 ₂) Rating | | |

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