



## Poplar Grove, Horton Bank Top

£264,950

\* SEMI DETACHED \* FOUR BEDROOMS \* FAMILY SIZED \* TWO RECEPTIONS ROOMS \*  
\* CONSERVATORY \* TWO BATH/SHOWER ROOMS \* GARDENS \* DRIVE \* GARAGE \*

Tucked away off the main road is this deceptively spacious four bedroom semi detached property. The family sized accommodation would make an excellent purchase for a number of buyers and is ideally located for amenities, shops and local schools.

Benefits from two reception rooms, two bath/shower rooms, conservatory, double garage and well stocked gardens. The accommodation briefly comprises entrance, hallway, kitchen, lounge, dining room, conservatory, wet room and a bedroom.

There are three first floor bedrooms and a house bathroom.

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





## Entrance

## Reception Hall

## Kitchen

12'3" x 9'9" (3.73m x 2.97m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, radiator and double glazed window.

## Lounge

14'6" x 11'7" (4.42m x 3.53m)

With living flame gas fire in fireplace surround, radiator, French doors to conservatory.

## Conservatory

11'4" x 8'1" (3.45m x 2.46m)

With radiator and upvc door to garden.

## Dining Room

10'11" x 9'10" (3.33m x 3.00m)

With radiator and double glazed window.

## Bedroom One

12'3" max x 11'6" (3.73m max x 3.51m)

With fitted wardrobes, radiator, double glazed window, shower cubicle and vanity sink unit.

## Wet Room

With walk-in shower area, low suite wc, towel radiator and double glazed window.

## First Floor

With radiator.

## Bedroom Two

12'10" max x 11'10" max (3.91m max x 3.61m max)

With built in wardrobe, radiator and double glazed window.

## Bedroom Three

11'3" x 9'11" (3.43m x 3.02m)

With radiator, double glazed window and built in wardrobe.





### Bedroom Four

21'5" x 6'3" (6.53m x 1.91m)

With eaves storage, radiator and velux window.

### Bathroom

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

### Exterior

To the outside there is a garden to front and rear, shared driveway leading to a double garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn right onto Old Rd, at the roundabout take the 3rd exit onto Poplar Grove and the property will shortly be seen displayed via our For Sale board.

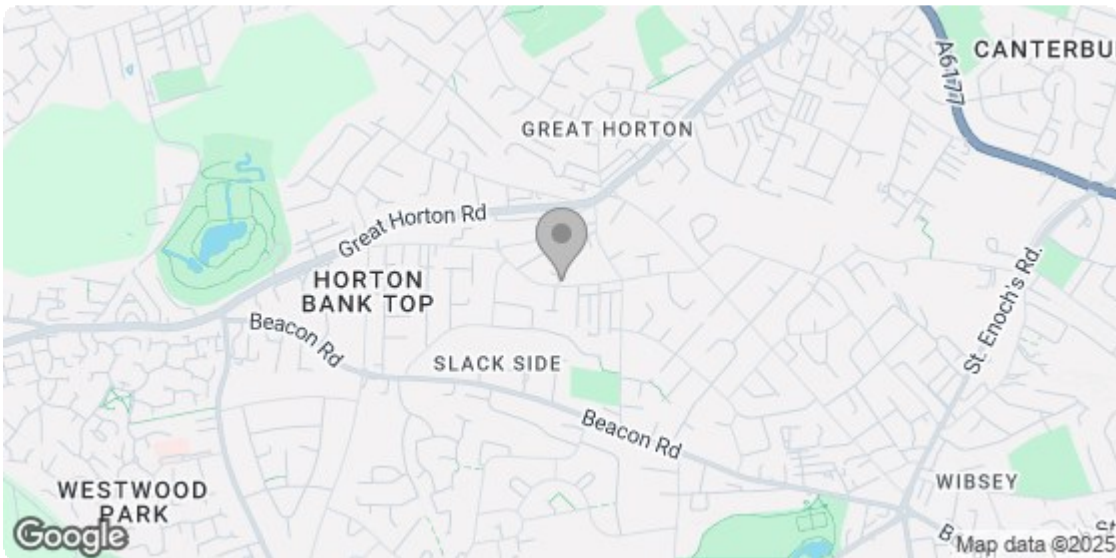
### TENURE

FREEHOLD

### Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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