



Moor Close Lane, Queensbury

Offers In Excess Of £370,000

- * EXTENDED STONE BUILT DETACHED * FOUR DOUBLE BEDROOMS * MODERNISED *
- * READY TO MOVE INTO * CLOSE TO AMENITIES * MODERN KITCHEN & BATH/SHOWER ROOMS *
- * GARDENS TO THREE SIDES * AMPLE PARKING * LARGE GARAGE/WORKSHOP (potential to convert stpp) *

Individually stone built four double bedroom detached family home.

Recently modernised and extended by the current owners to offer 'ready to move into accommodation'.

Within easy reach of Queensbury Village which offers amenities, shops, first and secondary schools and pleasant walks.

Benefits from a modern fitted kitchen, shower room and en suite shower room.

To the outside there are gardens to three sides, ample parking and a detached garage with potential for conversion (STPP).





Entrance

With tiled floor, radiator and double glazed window.

Hall

With useful storage cupboard and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

Breakfast Kitchen

11'6" x 10' (3.51m x 3.05m)

Modern fitted breakfast kitchen having a range of wall and base units incorporating double oven, hob, extractor hood, integral dishwasher, breakfast bar, tiled splashback, radiator and double glazed window.

Dining Room

13'8" x 11'7" (4.17m x 3.53m)

With radiator and French doors to rear.

Boot Room

With radiator.

Sitting Room

12'2" x 11'6" (3.71m x 3.51m)

With radiator and French doors to rear.

Utility

With fitted base units incorporating stainless steel sink unit, radiator and double glazed window.

Office/Art Room

10'1" x 9'6" (3.07m x 2.90m)

With radiator and double glazed window.

Lounge

20'4" x 12'5" (6.2 x 3.8)

With two radiators and two double glazed windows.

First Floor

Bedroom One

13'7" x 11'7" (4.14m x 3.53m)

With sliding door wardrobes, radiator and double glazed window. En-suite;

En Suite Shower Room

Modern two piece suite comprising shower cubicle, vanity sink unit, double glazed window and plumbing for auto washer.

Bedroom Two

15'8" x 10'7" (4.78m x 3.23m)

With radiator and double glazed window.

Bedroom Three

12'7" x 9'8" (3.84m x 2.95m)

With radiator and double glazed window.





Bedroom Four

11'7" x 10'1" (3.53m x 3.07m)
With radiator and double glazed window.

Bathroom

Modern four piece suite comprising panelled bath, vanity sink unit, shower cubicle, low suite wc, double glazed window.

Garage/Potential Annexe

31'2" x 18'0" (9.5 x 5.5)
Double garage ideal for additional storage, with fitted shelving. This space is currently being used as a workshop and store. The garage offers a fantastic renovation opportunity to be converted into a versatile detached annexe with additional space for a kitchen, lounge, principal bedroom and en-suite.

Exterior

To the outside there are spacious gardens to three sides, ample parking and a detached garage with workshop.

Directions

From our office on Queensbury High Street take the A647 Halifax Road, the road becomes Ford Hill, turn right onto Oxford Road, which becomes Moor Close Lane where the property will be found identified by our For Sale board.

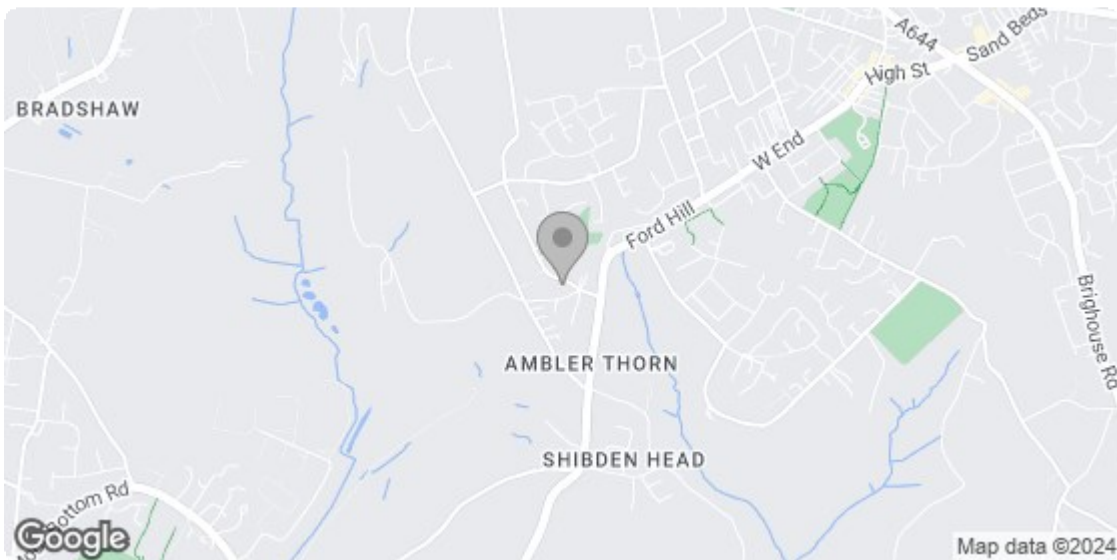
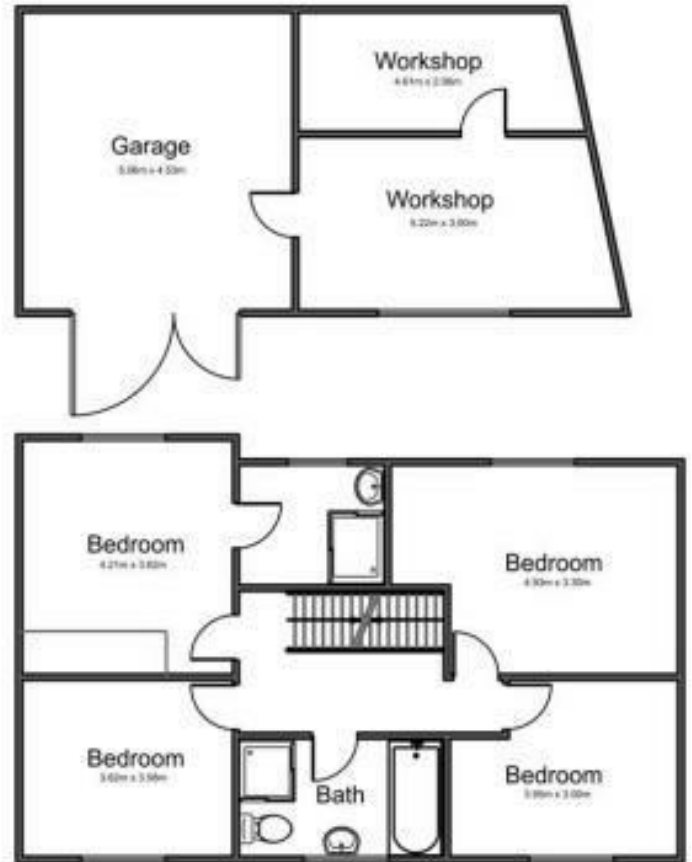
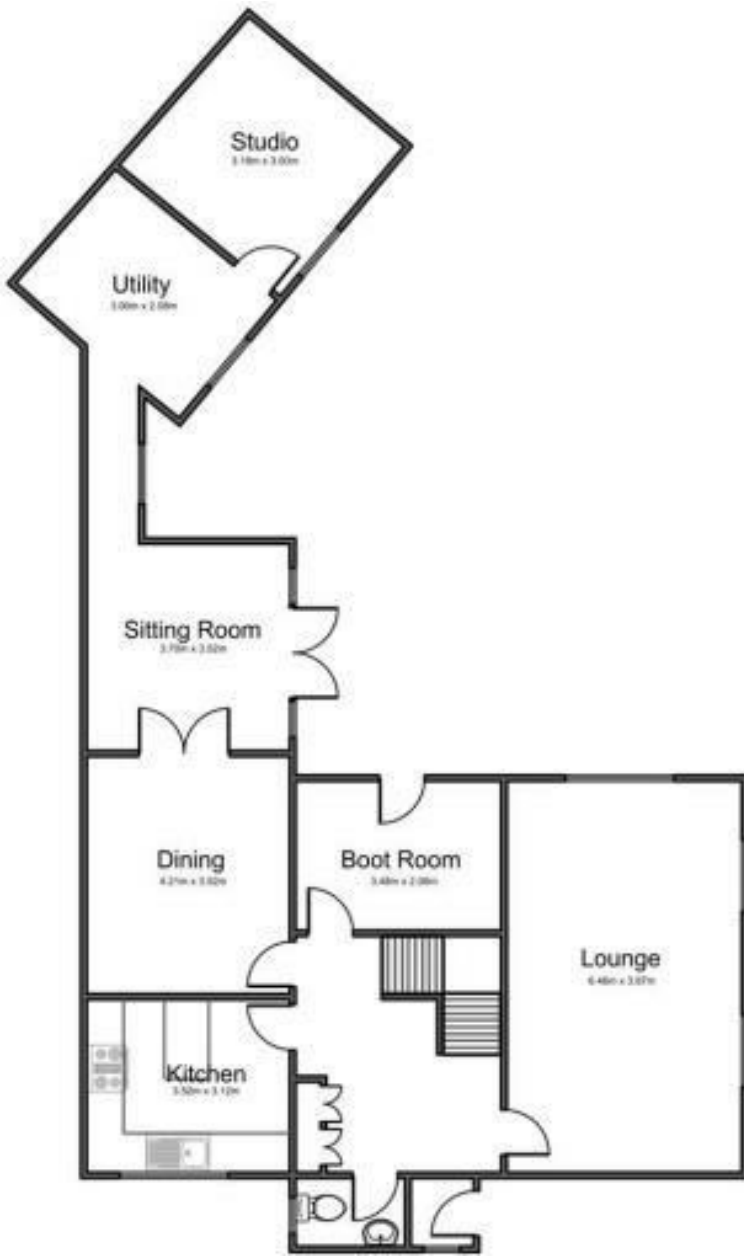
TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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