



New Park Road, Queensbury,

£189,950

* SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES *
* GARDENS * DRIVE * GARAGE *

Three bedroom semi detached property located within walking distance of Queensbury village amenities, shops and local schools.

The property would appeal to a number of buyers and benefits from gas central heating, double glazing, garage and garden.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, three first floor bedrooms and house bathroom.

There is a further attic occasional room accessed via a pull down ladder.

To the outside there are gardens and a driveway leading to a detached garage.



Entrance

With radiator.

Lounge

14' x 13' (4.27m x 3.96m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator.

Kitchen

16'2" x 9'4" (4.93m x 2.84m)

With wall and base units incorporating stainless steel sink unit, gas hob, fouble oven, plumbing for auto washer.

First Floor Landing

Bedroom One

11'5" x 10'2" (3.48m x 3.10m)

With radiator.

Bedroom Two

10'1" x 9'3" (3.07m x 2.82m)

With radiator.

Bedroom Three

7'6" x 5'10" (2.29m x 1.78m)

With radiator.

Bathroom

Three piece modern white suite, part tiled wall and heated towel rail.

Loft

Accessed via a pull-down ladder. With skylight and radiator.

Exterior

To the outside there is a garden to the front, drive to side leading to a garage and a garden to the rear.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto New Park Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

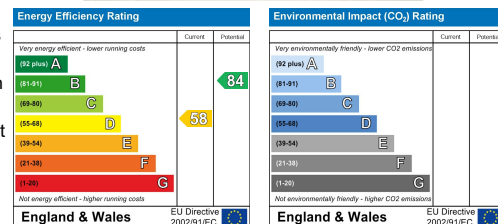
Freehold

Council Tax Band

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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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