



## Whittle Crescent, Clayton

**£239,950**

\* SEMI DETACHED BUNGALOW \* THREE BEDROOMS \* BOX ROOM \*

\* CLOSE TO AMENITIES \* DECEPTIVELY SPACIOUS \* GARDEN \* DRIVE \* GARAGE \*

Situated in the highly sought after location of Clayton Village is this three bedroom + box room semi detached bungalow. The deceptively spacious property would make an ideal purchase for a number of buyers, in particular anybody looking to downsize or a young family.

Within walking distance of amenities, shops, bus routes and local schools.

Benefits from a conservatory, dining kitchen, two bath/shower rooms and superb garden.

The accommodation briefly comprises entrance porch, dining kitchen, lounge, conservatory, bedroom and shower room. To the first floor there are two further bedrooms, box room and a house bathroom.

To the outside there is a lawned and patio garden to the rear, together with a driveway leading to a single garage.





### Entrance Porch

With plumbing for auto washer, radiator and two double glazed windows.

### Dining Kitchen

22'5" x 9'5" (6.83m x 2.87m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, integrated fridge/freezer, dishwasher, radiator and pantry.

### Lounge

16'2" x 10'11" (4.93m x 3.33m)

With living flame gas fire in marble fireplace surround, radiator and double glazed window.

### Bedroom One

12'2" x 11' (3.71m x 3.35m)

With radiator and double glazed window.

### Conservatory

10'3" x 8'11" (3.12m x 2.72m)

With French doors to rear garden.

### Shower Room

Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

### First Floor

With radiator, loft access and double glazed window.

### Bedroom Two

11' x 10'1" (3.35m x 3.07m)

With radiator, velux window and eaves storage.

### Bedroom Three

10'11" x 7'10" (3.33m x 2.39m)

With radiator, velux window and eaves storage.

### Box Room

7'1" x 6' (2.16m x 1.83m)

With radiator and velux window.





### Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and velux window.

### Exterior

To the outside there is a well maintained lawned and block-paved garden to the rear with borders and shrubs, together with a driveway leading to a single detached garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout take the 1st exit onto Town End Rd, turn left onto Whittle Cres and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

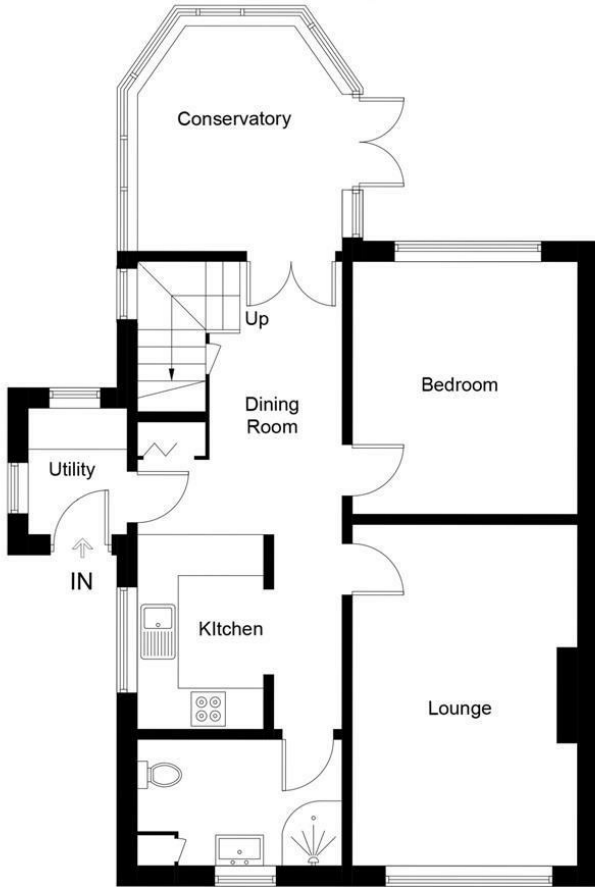
### Council Tax Band

C



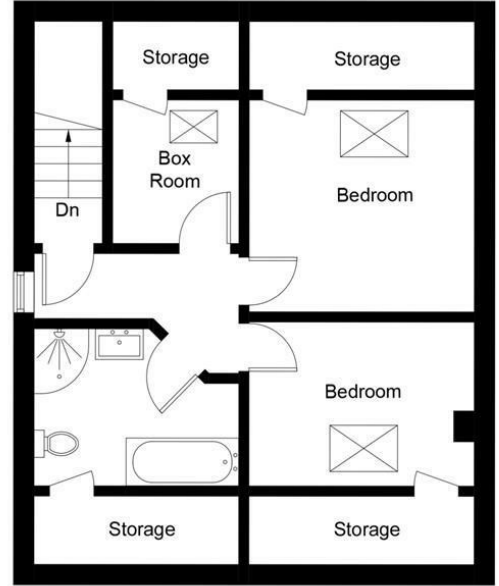
# Whittle Crescent, BD14

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107861)



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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>		

**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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