



**Poplar Grove, Horton Bank Top,
Offers Over £200,000**

- * COTTAGE BUNGALOW * THREE BEDROOMS * LARGE DINING KITCHEN *
- * GOOD SIZED GARDEN * DRIVEWAY *

This three bedroom detached cottage bungalow would make an ideal purchase for a number of buyers and offers potential to extend (subject to planning permission)

Offering accommodation on one level, it would be of particular interest to anybody looking to downsize.

Benefits from a large dining kitchen, gas central heating, double glazing, driveway and a garden to the rear.

The accommodation briefly comprises dining kitchen, lounge, inner hall, three bedrooms and a house bathroom.

To the outside there is a good sized garden with off street parking.



Dining Kitchen

22'3" x 10' (6.78m x 3.05m)

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

Lounge

17'7" x 16'5" (5.36m x 5.00m)

With living flame gas fire, radiator and two double glazed windows.

Bedroom One

16'4" x 11'2" (4.98m x 3.40m)

With radiator and double glazed window.

Bedroom Two

13' x 10' (3.96m x 3.05m)

With radiator and double glazed window.

Bedroom Three

10'9" x 6'2" (3.28m x 1.88m)

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 is a well stocked garden to the rear with lawn and patio, together with off-road parking.

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 be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-101)		A (92-101)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	62		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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