



## Bewick Court, Clayton Heights,

**£165,000**

- \* MODERN TOWN HOUSE \* TWO BEDROOMS \* WONDERFULLY PRESENTED THROUGHOUT \*
- \* SUPERB FTB \* CONSERVATORY \* PARKING & GARAGE \* SOUTH FACING GARDEN \*
- \* OVERLOOKS PLAYING FIELDS \*

This very well presented two bedroom mid town house is situated on the popular Westwood Park development and offers an excellent opportunity for the first time buyer.

The accommodation briefly comprises entrance hall, kitchen, lounge, conservatory, two first floor bedrooms and a modern house shower room.

To the outside there is a well maintained south facing rear garden, together with parking and garage.

**EARLY VIEWING IS A MUST!!!**



## Entrance Hall

With laminated wood floor and radiator.

## Kitchen

8'5" x 7'10" (2.57m x 2.39m)

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink, tiled splashback, gas oven, electric oven, plumbing for auto washer, radiator.

## Lounge

14'2" x 12'11" (4.32m x 3.94m)

With electric fire in fireplace, radiator, laminated wood floor and French doors to conservatory.

## Conservatory

8'9" x 7'10" (2.67m x 2.39m)

With door to rear.

## First Floor

### Bedroom One

10'6" x 10'3" (3.20m x 3.12m)

With fitted wardrobes, radiator and storage cupboard. Enjoys views over playing field.

### Bedroom Two

10'5" x 7'5" (3.18m x 2.26m)

With radiator and wood flooring.

## Shower Room

Modern shower room comprising walk-in shower cubicle, vanity sink unit and low suite wc, part tiled walls and tiled floor.

## Exterior

To the outside there is a low maintenance garden area to the front, paved & lawned south facing garden to the rear, together with parking and a garage located nearby.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.2 miles, turn right onto The Birdwalk, right onto Bunting Drive, right onto Bewick Ct and the property will shortly be seen displayed via our for Sale board.

## TENURE

Freehold

## Council Tax Band

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
G2 plus A			G2 plus A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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