



Lytham Drive, Queensbury

£279,950

**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
** CUL-DE-SAC ** FAR REACHING VIEWS ** GARDENS, PARKING & GARAGE ****

Superb corner plot with far reaching views!!

This extended three bedroom semi detached property would make an ideal purchase for a number of buyers. Located on this small and quiet cul-de-sac location and within easy reach of amenities, shops and local schools. The accommodation briefly comprises of an entrance porch, hallway, cloaks/wc, through lounge/diner, kitchen, dining room, three first floor bedrooms and a house shower room.

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





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Reception Hall

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

11'10" x 23'9" (3.61m" x 7.24m")

Coal effect gas fire with feature fireplace surround and two radiators.

Kitchen

10'4" x 8'4" (3.15m" x 2.54m")

Fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas hob, double oven and part tiled.

Dining Room

9'5" x 10'1" (2.87m" x 3.07m")

Radiator.

First Floor Landing

Bedroom One

12'0" x 12'8" (3.66m" x 3.86m')

Fitted wardrobes & drawers and radiator.

Bedroom Two

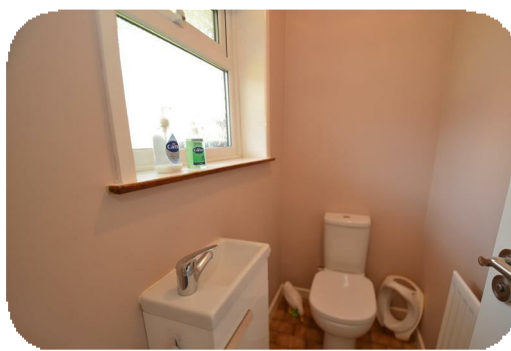
10'5" x 9'5" (3.18m" x 2.87m")

Radiator.

Bedroom Three

8'4" x 7'5" (2.54m" x 2.26m")

Radiator.





Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin.

Council Tax Band

C

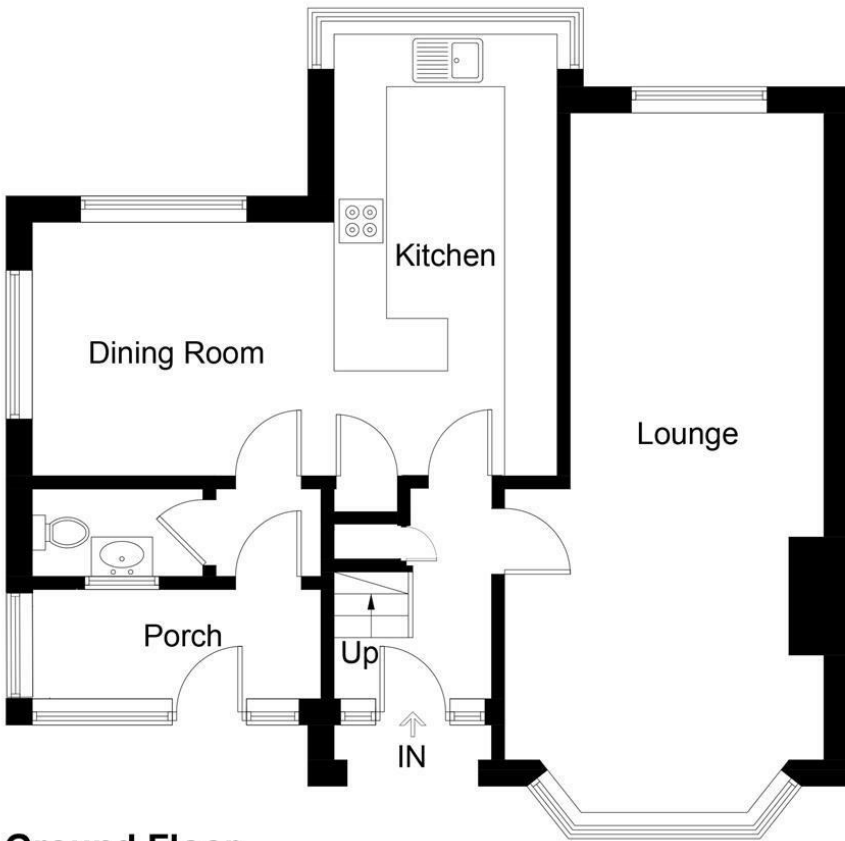
Tenure

FREEHOLD.

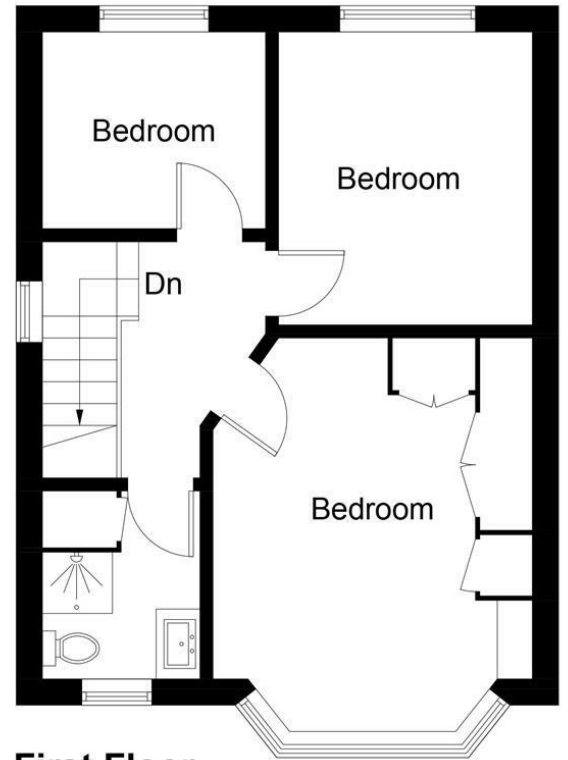


Lytham Drive, BD13

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

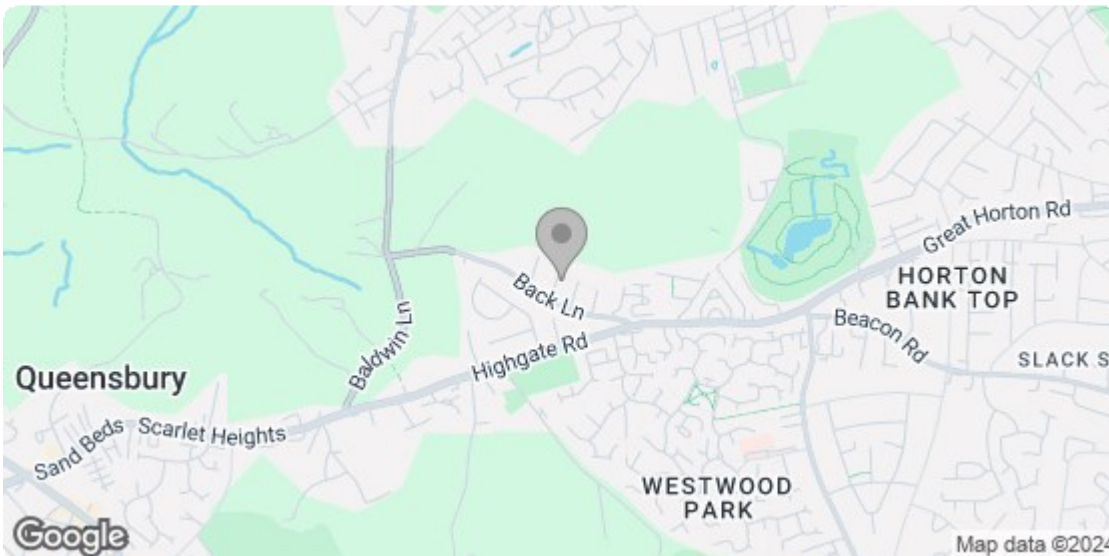


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128972)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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