



**Brayshaw Drive, Horton Bank Top,**

**£165,000**

**\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* IDEAL FOR DOWNSIZING \***

**\* CLOSE TO AMENITIES \* GARDENS FRONT & REAR \* DRIVE \* GARAGE \***

**ATTENTION!!!!** Anybody looking to downsize!!!! This two bedroom semi detached bungalow would make an ideal purchase for a number of buyers - in particular anybody looking to downsize.

Situated within easy reach of amenities, shops, doctor and excellent bus routes.

Benefits from a conservatory, gas central heating, double glazing and gardens to the rear.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms, conservatory and a house bathroom.

To the outside there are gardens front and rear together with a driveway leading to a single garage.





Entrance Hall

Kitchen

11'2" x 8'6" (3.40m x 2.59m)  
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer.

Lounge

11'9" x 11'8" (3.58m x 3.56m)  
With a wall mounted electric fire, radiator and double glazed window.

Bedroom One

11'5" x 11'8" (3.48m x 3.56m)  
With radiator and double glazed window.

Bedroom Two

10'11" x 10'1" (3.33m x 3.07m)  
With radiator and French doors to conservatory.

Conservatory

8'5" x 7' (2.57m x 2.13m)  
With radiator and French doors to rear garden.

Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a low maintenance garden to the front and rear, together with a driveway leading to a single garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, continue onto Great Horton Rd, turn right onto Brayshaw Drive 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		

