



Ford Hill, Queensbury,

£219,950

* END TERRACE * THREE BEDROOMS * DECEPTIVELY SPACIOUS * MODERNISED *
* BASEMENT CONVERSION * CLOSE TO AMENITIES * REAR GARDEN *

This deceptively spacious three bedroom extended end terrace property offers superb living accommodation over three floors.

The property has been modernised throughout to offer 'ready to move into' accommodation.

Having a fantastic basement conversion which offers a dining kitchen and sitting room.

The property would appeal to a young/growing family and is within easy reach of amenities, shops and both primary and secondary schools.

Benefits from a modern fitted kitchen, en-suite shower room and house bathroom.

To the outside there is a garden to the rear.



Entrance Vestibule

With radiator.

Lounge

15'7" x 13'5" (4.75m x 4.09m)

With living flame gas fire, radiator, double glazed window and French door.

Office

6'8" x 13'9" (2.03m x 4.19m)

With radiator and double glazed window.

Bedroom One

12'7" x 12'8" (3.84m x 3.86m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls.

Basement

Sitting Room

10'4" x 13'6" (3.15m x 4.11m)

Log burner, radiator and storage room.

Dining Kitchen

19'8" x 12'1" (5.99m x 3.68m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, island, range style cooker and extractor hood, radiator and double glazed window.

First Floor

Bedroom Two

10'9" x 9'7" (3.28m x 2.92m)

With radiator and double glazed window.

Bedroom Three

10'8" x 6'3" (3.25m x 1.91m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising P shaped bath, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

To the outside there is a garden to the rear.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and Ford Hill will be seen where the property is 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		83	(92-100) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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