



Rambling Walk, Clayton

£260,000

* MODERN SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *

* CUL-DE-SAC LOCATION * PARKING FOR TWO CARS * NHBC WARRANTY * LANDSCAPED GARDENS *

Situated close to Clayton village and offering fantastic family sized accommodation, is this modern three bedroom semi detached. Built by David Wilson Homes in 2020, the property benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, fitted dining kitchen with integrated appliances, three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom with white suite.

To the outside there is driveway parking to the front and an enclosed landscaped garden to the rear.

Viewing is highly recommended.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, hand basin and radiator.

Lounge

16'4" x 11'8" (4.98m x 3.56m)

With radiator.

Dining Kitchen

10'6" x 15' (3.20m x 4.57m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, auto washer and dishwasher, radiator, upvc French doors to rear garden.

First Floor Landing

Bedroom One

11'10" x 8'5" (3.61m x 2.57m)

With built in wardrobes and radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece modern white suite.

Bedroom Two

8'5" x 10'2" (2.57m x 3.10m)

With radiator.

Bedroom Three

8'8" x 6'3" (2.64m x 1.91m)

With fitted wardrobes and radiator.

Bathroom

Modern three piece white suite, part tiled walls and heated towel rail.

Exterior

To the outside there is a landscaped garden with patio to the rear, together with parking to the front.





Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, turn left onto Westminster Ave, right onto Rambling Walk and the property will be seen displayed via our For Sale board.

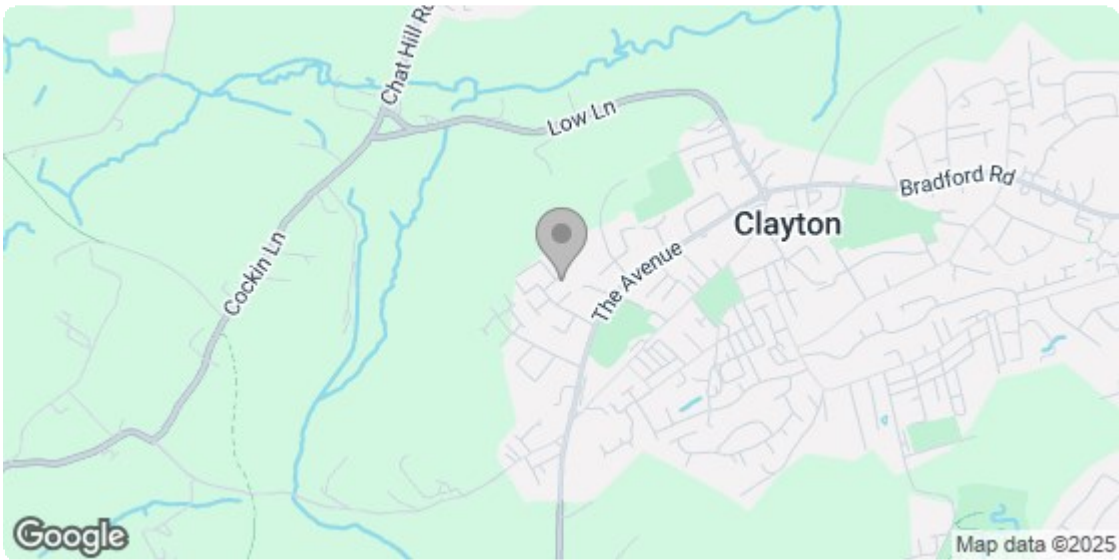
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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		

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.

