



Westminster Gardens, Clayton,

£219,500

* SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION * READY TO MOVE INTO *
 * MODERN KITCHEN & BATHROOM * GARDEN * DRIVE * GARAGE * CLOSE TO AMENITIES *

Well presented three bedroom semi detached situated in the sought after location of Clayton.

Having been updated over the years by the present owners to offer 'ready to move' into accommodation.

This ideal FTB/Young Family home boasts a dining kitchen, modern house bathroom, gas central heating, double glazing, gardens and garage.

The property is situated within walking distance of amenities, shops, local schools and briefly comprises spacious lounge, dining kitchen, three first floor bedrooms and house bathroom.

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



Lounge

16'3" x 14'4" (4.95m x 4.37m)

With a living flame gas fire in fireplace surround, radiator x two and double glazed window.

Dining Kitchen

10'7" x 16'3" (3.23m x 4.95m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, tiled splashback, plumbing for auto washer, breakfast bar, tiled floor, radiator, double glazed window, French doors to rear.

First Floor

With double glazed window.

Bedroom Two

10'5" x 9'3" (3.18m x 2.82m)

With radiator and double glazed window.

Bedroom One

11' x 11'4" (3.35m x 3.45m)

With modern sliding door wardrobes, radiator and double glazed window.

Bedroom Three

6'9" x 4'9" (2.06m x 1.45m)

With radiator, double glazed window and storage cupboard.

Bathroom

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

Exterior

To the outside there are gardens to both front and rear, driveway and garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, turn left onto Westminster Drive, left onto Westminster Gardens and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 plus) A			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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