



Grouse Moor Lane, Queensbury
Offers Over £325,000

* DETACHED * FOUR DOUBLE BEDROOMS * SMALL CUL-DE-SAC * MODERN KITCHEN & SHOWER ROOM * NO CHAIN *
* CLOSE TO SCHOOLS & AMENITIES * GARDEN * DRIVE * GARAGE *

Well presented throughout, is this four bedroom detached property.

Occupying this small cul-de-sac location, the property would appeal to a young/growing family with its spacious accommodation on offer.

Within easy reach of local amenities, primary/secondary schools and rural walks.

Boasting a modern fitted kitchen, shower room, gas central heating and double glazing.

The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, breakfast kitchen, utility room and dining room. There are four first floor bedrooms (master having en suite bathroom) and further shower room.

To the outside there is a low maintenance garden to the rear with a driveway leading to an integral garage.





Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Lounge

18'8" x 10'6" (5.69m x 3.20m)

With living flame gas fire in fireplace surround, 2 radiators, double glazed bay window, French doors leading to Dining room.

Breakfast Kitchen

12'9" x 15'8" (3.89m x 4.78m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, radiator, double glazed window, breakfast bar, access to garage.

Dining Room

12'9" x 9'9" (3.89m x 2.97m)

With radiator and French doors to rear.

Utility

With fitted units incorporating plumbing for auto washer, tiled walls, radiator and double glazed window.

First Floor Landing

Two useful storage cupboards. Access to part boarded loft, with shelving and a pull down ladder.

Bedroom One

15'3" x 11' (4.65m x 3.35m)

With built in wardrobe, radiator and double glazed window. En-Suite Bathroom;

En Suite Bathroom

Three piece suite comprising panelled bath with electric shower over, wash basin, low suite wc, radiator and double glazed window.

Bedroom Three

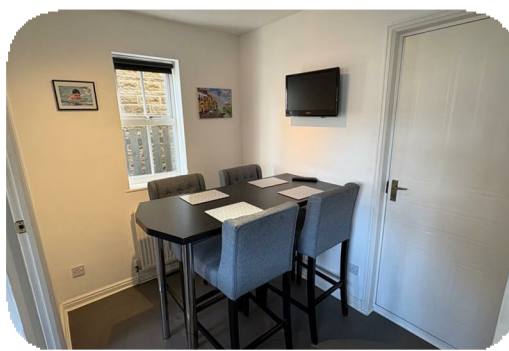
8'3" x 11'10" (2.51m x 3.61m)

With radiator and double glazed window.

Bedroom Four

7'6" x 11'7" (2.29m x 3.53m)

With radiator and double glazed window.





Bedroom Two

11'6" x 11'9" (3.51m x 3.58m)

With built in wardrobe, radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, heated towel rail, tiled floor, double glazed window.

Exterior

To the outside there is a well maintained garden to the rear with large garden shed, lawn area and patio. The driveway to the front can accommodate two cars and leads to an integral garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn left onto Mill Ln, left onto Micklemoss Dr, right onto Grouse Moor Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

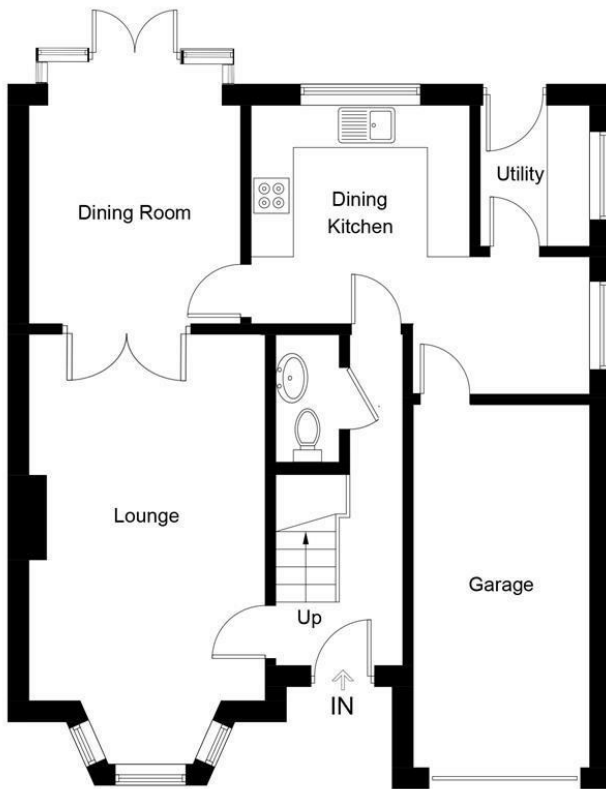
Council Tax Band

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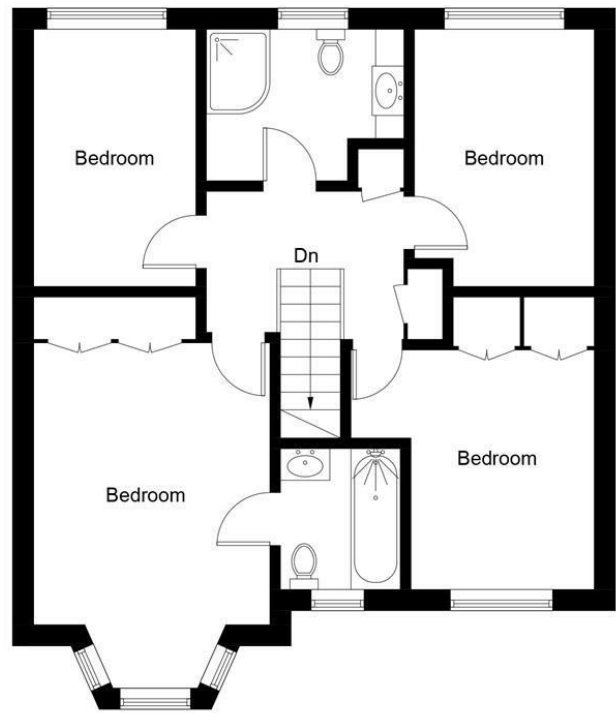


Grouse Moor Lane, BD13

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 136.9 sq m / 1474 sq ft

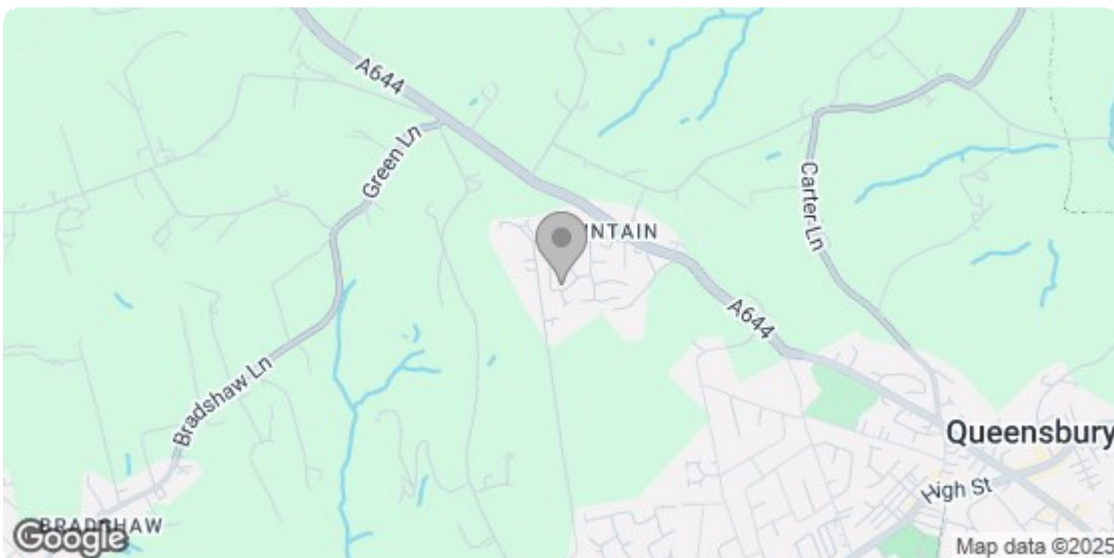


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183496)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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.

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