



Market Street, Thornton,

£140,000

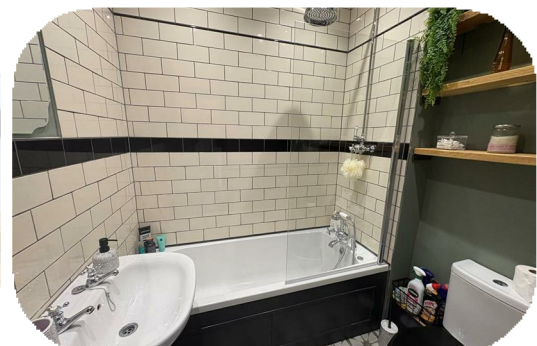
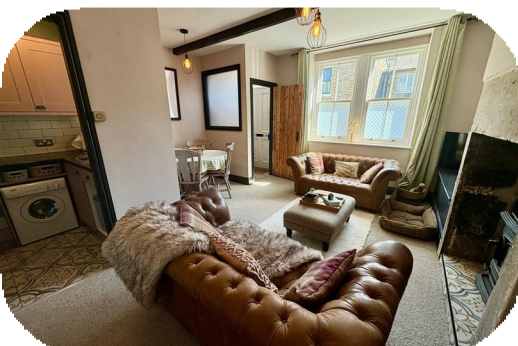
* COTTAGE * TWO BEDROOMS * GRADE II LISTED * MODERN KITCHEN & BATHROOM *
 * CLOSE TO AMENITIES * PATIO GARDEN *

This well presented two bedroom Grade II Listed Cottage would make an ideal purchase for a number of buyers. Situated in the much sought after location of Thornton village which boasts amenities, cafes, local schools and bus routes.

Benefits from a modern fitted kitchen, house bathroom and patio garden to the front.

The accommodation briefly comprises entrance vestibule, lounge/diner, kitchen and cellar. There are two first floor bedrooms and a house bathroom.

To the outside there is a small garden frontage.



Entrance Vestibule

Lounge/Diner

14'9" x 15'9" (4.50m x 4.80m)

With electric fire, inset stone fireplace surround, beamed ceiling, radiator and double glazed sash window.

Kitchen

7'8" x 5'4" (2.34m x 1.63m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, tiled floor and plumbing for auto washer.

First Floor

Bedroom One

10'2" x 12'2" (3.10m x 3.71m)

With wood floor, radiator and sash window.

Bedroom Two

5'6" x 11'9" (1.68m x 3.58m)

With wood floor, radiator and sash window.

Bathroom

Modern three piece suite comprising panelled bath, pedestal wash basin, low suite wc, radiator, extractor fan, tiled floor.

Exterior

To the outside there is a small garden frontage.

Directions

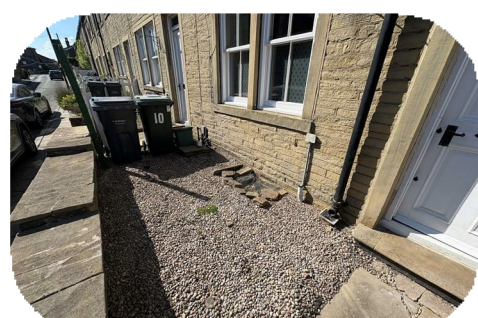
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 1st exit onto Thornton Rd/B6145, turn right onto Spring Head Rd, turn left onto Bronte Old Rd, , continue onto Market St and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		88	(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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