



Acacia Drive, Allerton

£269,500

- * EXTENDED SEMI * THREE BEDROOMS * READY TO MOVE INTO * POPULAR LOCATION *
- * SUPERB FAMILY ACCOMMODATION * GARDEN * PARKING *

Superb extended three bedroom semi detached property which offers ready to move into accommodation.

Situated in the popular location of Sandy Lane which boasts amenities, shops and schools.

The property would make an ideal purchase for a young/growing family and has previously had planning permission granted for an extension. (Planning portal Ref- 20/01262/HOU).

Benefits from a stunning 23ft family living/kitchen, modern shower room and downstairs cloaks/wc.

To the outside there is a low maintenance garden to the rear with a driveway providing off street parking.





Entrance Porch

With radiator.

Hall

With radiator.

Lounge

12'5" x 11'4" (3.78m x 3.45m)

With radiator, double glazed window and spotlights.

Cloaks/WC

Two piece suite comprising low suite wc, pedestal wash basin.

Breakfast Kitchen

23'8" x 17' (7.21m x 5.18m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, breakfast bar, integrated fridge/freezer, wine cooler, washing machine, oven, hob, extractor hood, radiator, French doors to rear.

First Floor

With useful storage cupboard, double glazed window and loft access.

Bedroom One

12'1" x 10' (3.68m x 3.05m)

With built in wardrobe, radiator, double glazed window.

Bedroom Two

10'2" x 10'6" (3.10m x 3.20m)

With radiator and double glazed window.

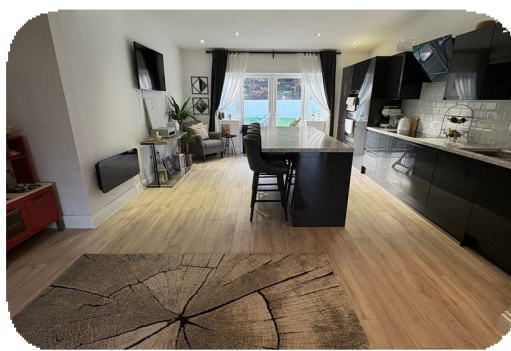
Bedroom Three

6'9" x 7'2" (2.06m x 2.18m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.





Exterior

To the outside there is enclosed off-road parking to the front, enclosed garden to the rear with paved patio, artificial lawned area and borders.

Directions

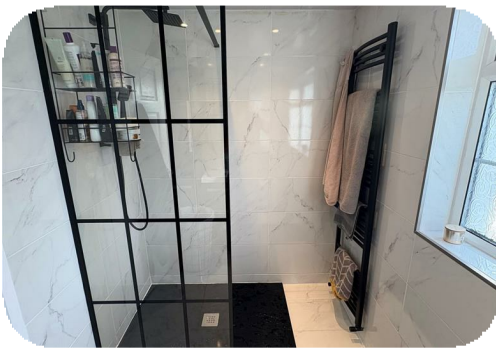
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, turn right onto Prune Park Ln, continue onto Stony Ln, continue onto Cottingley Rd/B6146, turn left onto Acacia Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

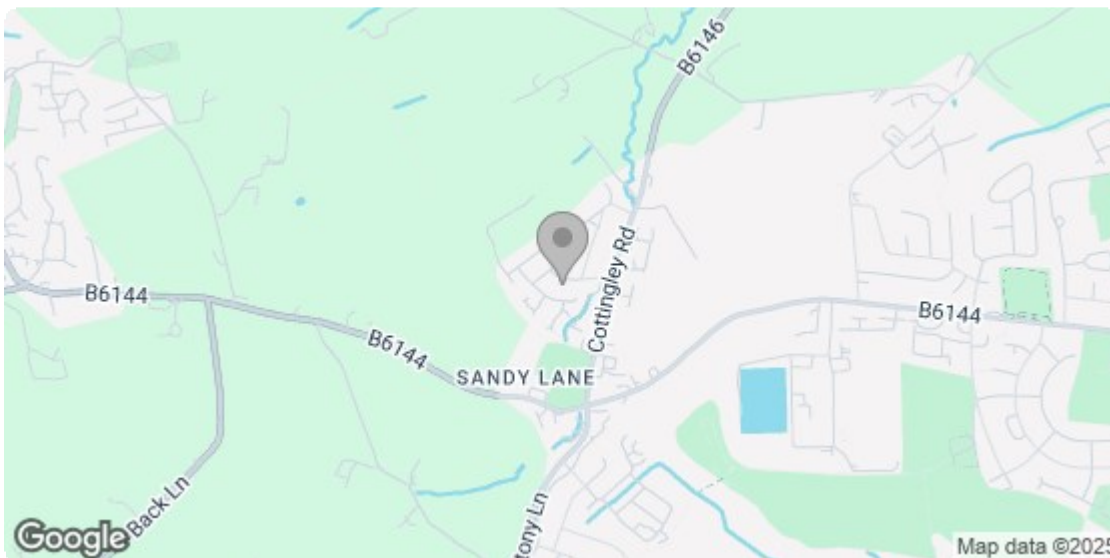


Acacia Drive BD15

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170311)



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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