



Old Mill Dam Lane, Queensbury

£299,950

* MODERN SEMI DETACHED * FIVE BEDROOMS * WELL PRESENTED * SMALL CUL-DE-SAC *

* CLOSE TO AMENITIES/SCHOOLS * GARDENS * DRIVEWAY *

A fantastic opportunity for a growing family to purchase this larger than average five bedroom semi-detached. Well presented throughout and built approx. 9 years ago by the reputable Harron Homes, the property benefits from gas central heating, upvc double glazing and alarm system.

Ideally located on this small residential cul-de-sac location and within easy reach of amenities, shops, primary and secondary schools.

The modern accommodation briefly comprises entrance hall, open plan family living dining/kitchen, bedroom five/sitting room and cloakroom/wc. To the first floor there is a lounge and master bedroom with en-suite shower room. There are three further second floor bedrooms and a four piece house bathroom.

To the outside there are low maintenance gardens, together with a driveway providing off street parking.





Entrance Hall

With tiled floor and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin and radiator.

Family Living Kitchen

16'6" x 17'1" (5.03m x 5.21m)

Fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, fridge/freezer, dishwasher, plumbing for auto washer, tiled floor, radiator and double glazed window. Dining Area has a tiled floor, radiator and double glazed French doors to rear.

Sitting Room/Bedroom Five

18' x 9' (5.49m x 2.74m)

With radiator and double glazed window.

First Floor

With double glazed window and radiator.

Lounge

16'6" x 10' (5.03m x 3.05m)

With radiator, double glazed French doors to Juliet style balcony.

Bedroom One

14'8" x 9'6" (4.47m x 2.90m)

With radiator, double glazed window an sliding door wardrobes. En Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

With radiator and velux window.

Bedroom Four

10' x 6'6" (3.05m x 1.98m)

With radiator and double glazed window.

Bedroom Three

9'7" x 9' (2.92m x 2.74m)

With radiator and double glazed window.





Bedroom Two

10'9" x 9'4" (3.28m x 2.84m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, radiator.

Exterior

To the outside there is a low maintenance garden to the rear, driveway providing off-road parking.

Directions

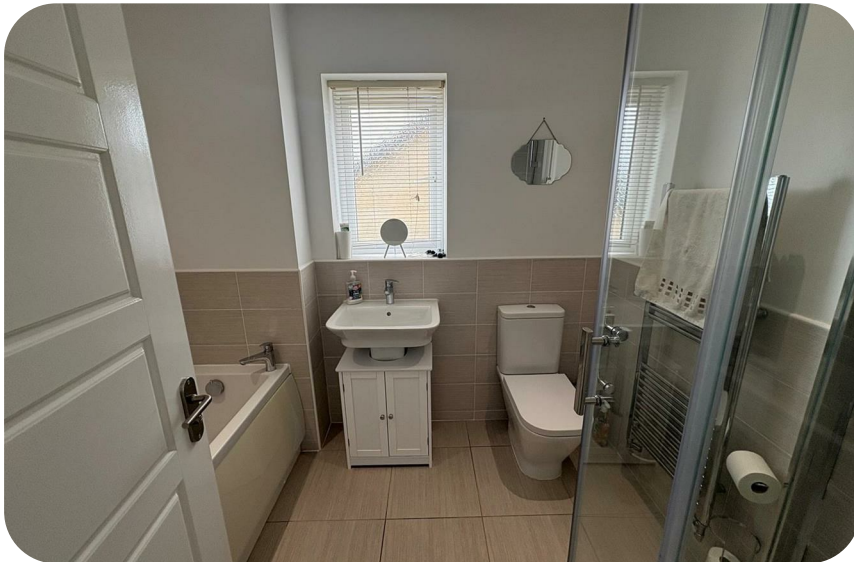
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 105 ft turn right, take the slight left, turn left towards Old Mill Dam Ln, turn right towards Old Mill Dam Ln, turn right onto Old Mill Dam Ln, turn right to stay on Old Mill Dam Ln and the property will be seen displayed via our For Sale board.

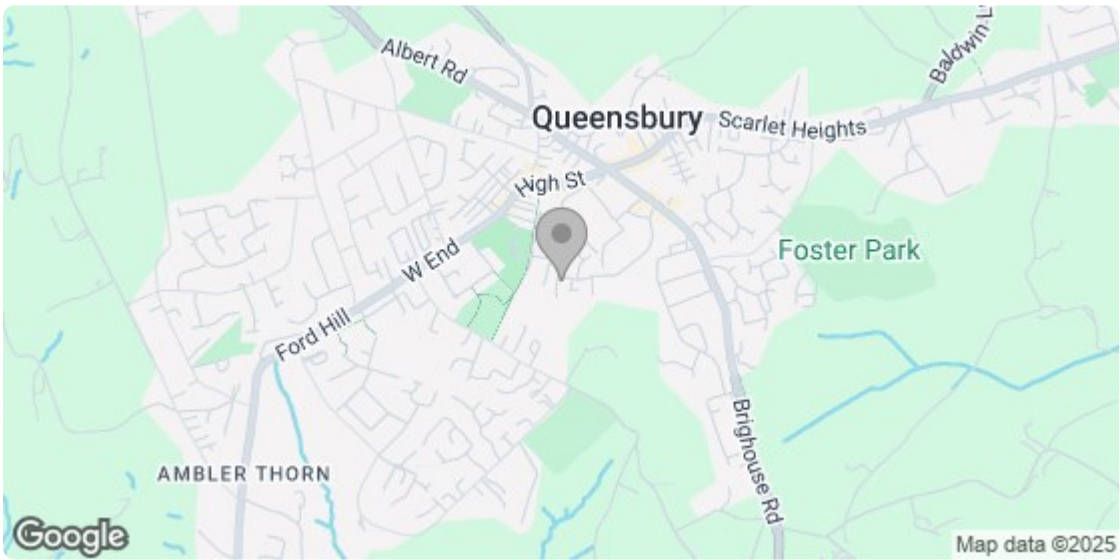
TENURE

FREEHOLD

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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.

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