



Springfield, Queensbury,
Asking Price £77,500

**** MID TERRACE ** TWO BEDROOMS ** IDEAL FOR FTB/INVESTOR/YOUNG FAMILY ****
**** REQUIRES MODERNISATION THROUGHOUT ** GARDENS & PARKING ****

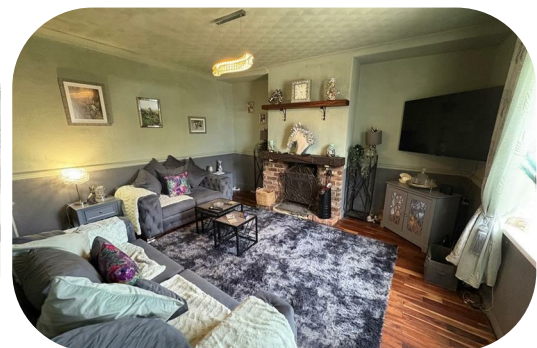
Attention FTB's/Investors/Young Families!!

This two bedroom terrace property is ideally located within walking distance of amenities, shops and first and secondary schools.

Benefits from a multi fuel fire, double glazing, off street parking and a garden.

The accommodation briefly comprises of a vestibule, lounge, kitchen, cellar, two bedrooms and a bathroom.

To the outside there is a garden and off street parking for two vehicles.



Entrance

Lounge

14'6" x 15'0" (4.42m" x 4.57m")
Multi fuel fire with feature fireplace surround.

Kitchen

4'5" x 7'1" (1.35m" x 2.16m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

Cellar

Useful storage.

First Floor Landing

Bedroom One

10'0" x 8'1" (3.05m" x 2.46m")

Bedroom Two

7'5" x 11'7" (2.26m" x 3.53m")

Bathroom

Modern three piece suite comprising panel bath, low flush wc and pedestal wash basin.

Exterior

Garden and off street parking for two cars.

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.

