



## Allerton View, Thornton

£225,000

- \* DETACHED \* THREE BEDROOMS \* READY TO MOVE INTO \* QUIET CUL-DE-SAC \*
- \* MODERN KITCHEN \* CONSERVATORY \* TWO BATH/SHOWER ROOMS \*
- \* GARDEN \* DRIVE \* GARAGE \*

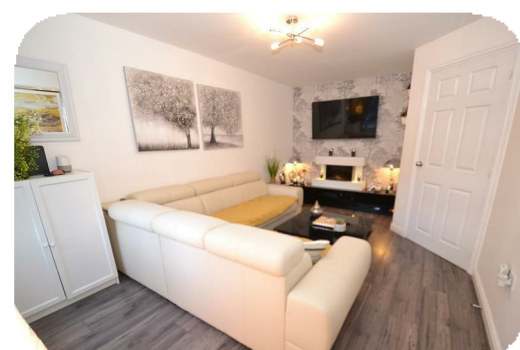
Situated on the outskirts of Thornton Village is this three bedroom detached property.

Well presented throughout to offer ready to move into accommodation.

The property would make an ideal purchase for a young/growing family and is located on this quiet cul-de-sac location.

Benefits from a modern fitted kitchen, house bathroom, en-suite and conservatory.

To the outside there is a garden to the rear with a driveway leading to a attached garage.





### Entrance Vestibule

With radiator.

### Lounge

16'1" x 10'3" (4.90m x 3.12m)

With two radiators and double glazed window.

### Cloakroom/WC

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

### Conservatory

11' x 10'3" (3.35m x 3.12m)

With under floor heating and sliding door to rear.

### Dining Kitchen

18'9" x 7'10" (5.72m x 2.39m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled floor, integral fridge/freezer, dishwasher, plumbing for auto washer, oven, hob, extractor hood, radiator, double glazed window, French doors.

### First Floor

With double glazed window and useful storage cupboard.

### Bedroom One

13'9" x 9'4" (4.19m x 2.84m)

With radiator and two double glazed windows. En-suite shower room;

### En Suite Shower Room

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

### Bedroom Two

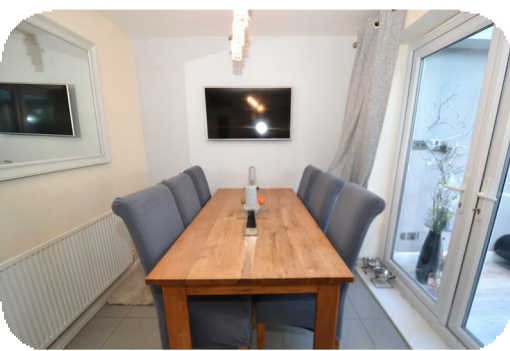
10'11" x 8'8" (3.33m x 2.64m)

With radiator and double glazed window.

### Bedroom Three

9'9" x 7'11" (2.97m x 2.41m)

With radiator and double glazed window.





### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, part tiled walls and floor, double glazed window.

### Exterior

To the outside there is a drive to the front leading to an integral garage, together with lawned and patio garden to the rear.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn 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 double mini-roundabout- take the 2nd exit onto Thornton Rd/B6145 then the 1st exit onto School Grn, turn left onto Old Rd, right onto Allerton View.

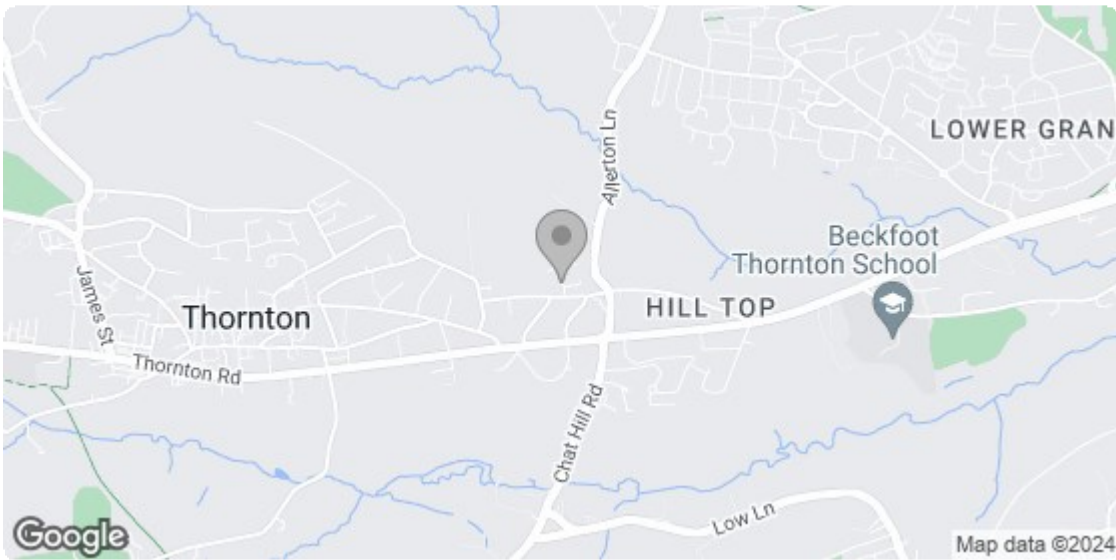
### TENURE

FREEHOLD

### COUNCIL TAX BAND

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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