



**25 Magpie Close, Queensbury, BD6 3XP**

**£190,000**

# 25 Magpie Close, Queensbury BD6 3XP

Two-Bedroom Townhouse – Immaculate Condition

Nestled within a private courtyard and set well back from the road, this beautifully maintained, stone-built two-bedroom townhouse offers an ideal blend of modern living and everyday practicality. Situated within the popular Clayton Heights development, the property benefits from a strong sense of community. To the rear, the garden features a detached outhouse with full electrics, providing a versatile additional space with ample room for a large sofa and bar area — perfect for entertaining, working from home, or relaxing.



## Lounge

The front door opens into a welcoming lounge offering ample space for a large sofa, coffee table, and media unit. A front-facing window allows plenty of natural light to fill the room.

## Kitchen

The kitchen is fitted with a U-shaped worktop layout and includes a gas hob, oven, and extractor unit, along with a stainless-steel sink positioned beneath a rear-facing window. There is space for a freestanding American-style fridge freezer, and patio doors provide direct access to the rear garden.

## First Floor Bathroom

The bathroom features a modern three-piece suite comprising a low-level flush WC, wash hand basin, and a bath with shower over.

## Bedroom One

A carpeted double bedroom offering space for freestanding furniture, further enhanced by a useful storage cupboard.

## Bedroom Two

A carpeted second bedroom with room for freestanding furniture, ideal as a guest room, home office, or nursery.

## Garden

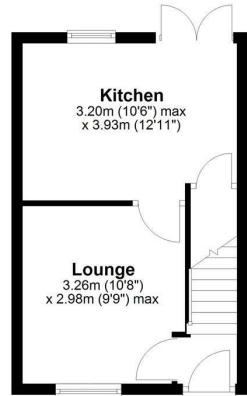
The rear garden benefits from wooden decking

with space for outdoor furniture and enjoys excellent sunlight while remaining unoverlooked by neighbouring properties. A large detached outhouse with full electrics and multiple sockets provides a highly versatile space, suitable for use as a salon, games room, sitting room, or bar area.

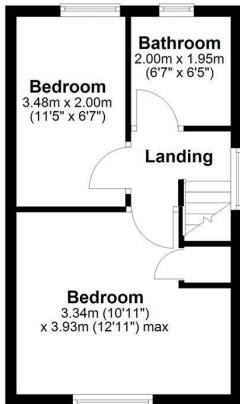
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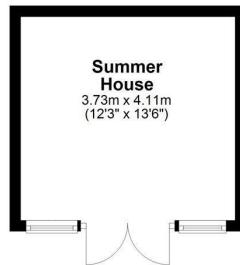
**Ground Floor**  
Approx. 24.7 sq. metres (265.4 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (294.2 sq. feet)



**External**  
Approx. 15.3 sq. metres (165.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

