



Albert Crescent, Queensbury,

£125,000

**** TOWN HOUSE ** TWO BEDROOMS ** WELL PRESENTED THROUGHOUT ****
**** IDEAL FOR FTB/INVESTOR ** CLOSE TO QUEENSBURY VILLAGE ** ENCLOSED REAR GARDEN ****
Attention FTB'S/Investors!!

This well presented two bedroom townhouse is located within walking distance of Queensbury Village.

The property benefits from gas central heating, double glazing, garden and allocated parking.

Within walking distance of amenities, shops and local schools.

The accommodation briefly comprises of a hallway, kitchen, lounge, two first floor bedrooms and a house bathroom.

To the outside there is a patio garden to the rear.



Entrance

Tiled floor.

Kitchen

10'3" x 5'9" (3.12m" x 1.75m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, cooker, plumbing for auto washer, tiled floor and radiator.

Lounge

12'2" x 13'8" (3.71m" x 4.17m")

Electric fire with feature fireplace surround and radiator.

First Floor Landing

Bedroom One

12'3" x 13'0" (3.73m" x 3.96m")

Radiator.

Bedroom Two

9'5" x 5'0" (2.87m" x 1.52m")

Radiator.

Bathroom

Three piece suite comprising panel bath with thermostat shower over and screen, low flush wc, pedestal wash basin and radiator.

Exterior

To the outside there is a paved garden to rear and allocated parking.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

