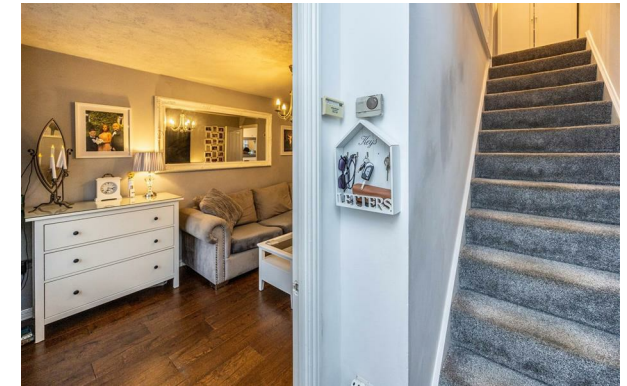




25 Magpie Close, Queensbury, BD6 3XP

£185,000

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

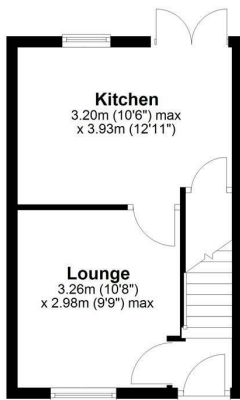
The rear garden benefits from wooden decking

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.

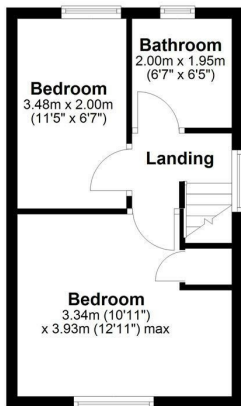
The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans 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 the purpose.



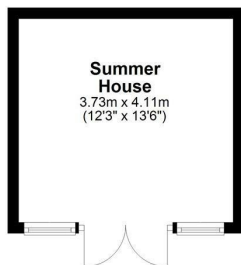
Ground Floor
Approx. 24.7 sq. metres (265.4 sq. feet)



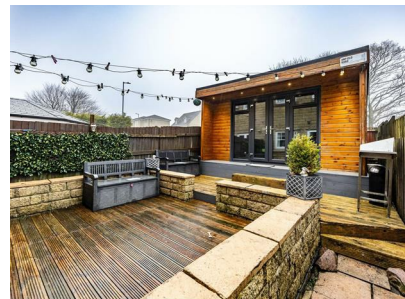
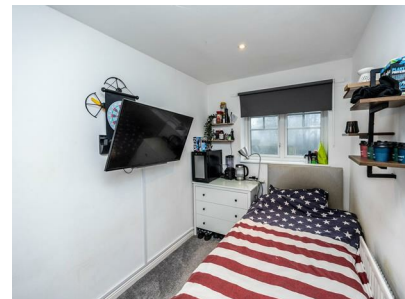
First Floor
Approx. 27.3 sq. metres (294.2 sq. feet)



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.

