



## Old School, Catherine Slack, Queensbury, Offers Over £210,000

- \* SCHOOL CONVERSION \* TWO BEDROOMS \* DECEPTIVELY SPACIOUS \* CHARACTERFUL \*
- \* ORIGINAL FEATURES \* CLOAKROOM & UTILITY FACILITIES \* SET BACK ELEVATION \*
- \* STUNNING VIEWS OVER SHIBDEN VALLEY \* GARDEN \* AMPLE PARKING \*

A superb opportunity has arisen to purchase this deceptively spacious and beautifully modernised two-bedroom home, forming part of an attractive converted school house. Thoughtfully updated throughout, the property now features a contemporary kitchen, stylish décor, and a cosy wood-burning stove, all while retaining its charming original character including stained glass windows and exposed ceiling beams.

The well-presented accommodation comprises an inviting hallway, cloaks/WC, modern dining kitchen, 18ft lounge with stove, and a useful utility room. To the first floor are two generously sized bedrooms and a house bathroom.

Externally, the property enjoys an enclosed rear garden with decking and artificial lawn, along with a further decked area to the front. There is parking to the rear of the property.

Viewing is essential to fully appreciate the quality and space on offer.



## Entrance Hall

With radiator and wall panelling.

## Utility

## Cloakroom/WC

Modern two piece suite comprising low suite wc, oversized vanity sink, radiator.

## Dining Kitchen

10' x 11'11" (3.05m x 3.63m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, integral washing machine and feature radiator.

## Lounge

18'1" x 18'5" (5.51m x 5.61m)

Multi fuel fire set in chimney breast with feature fireplace surround, ceiling beams, original floor boards, storage cupboard and upvc door to garden.

## First Floor Landing

Stained glass window and useful storage cupboard.

## Bedroom Two

10'10" x 11'3" (3.30m x 3.43m)

With radiator and velux window.

## Bedroom One

11'1" x 10'1" (3.38m x 3.07m)

With radiator, velux window, stained glass window.

## Bathroom

Modern three piece suite comprising panelled bath with shower over & screen, low suite wc, pedestal wash basin, part tiled walls.

## Exterior

To the outside there is an enclosed garden with artificial lawn, decked area and off-road parking to the rear.

## Tenure

FREEHOLD

## Council Tax Band

C



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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