Sugdens
Sales & Lettings



Myrtle Grove, Queensbury,

£140,000

* TERRACE * THREE BEDROOMS * WELL PRESENTED * MODERN KITCHEN & BATHROOM *
* SMALL GARDEN * CLOSE TO AMENITIES *

Situated on the outskirts of Queensbury village is this three bedroom terrace property.
The well presented home would make an ideal purchase for a number of buyers.
Within walking distance of amenities, shops, schools and rural walks.
Benefits from a modern fitted kitchen, house bathroom, gas central heating, double glazing, small garden.
Briefly comprising entrance vestibule, lounge, kitchen, cellar, three first floor bedrooms and a house bathroom.
To the outside there is a small garden.







Entrance Vestibule
With tiled floor and radiator.

Lounge
15' x 15'8" (4.57m x 4.78m)
With radiator and double glazed window.

Kitchen
12'3" x 5'6" (3.73m x 1.68m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, plumbing for auto washer, tiled floor, radiator and double glazed window.

Cellar
Useful storage.

First Floor
With radiator and loft access.

Bedroom One
10'9" x 10'6" (3.28m x 3.20m)
With radiator and double glazed window.

Bedroom Two
12'8" x 6'2" (3.86m x 1.88m)
With radiator and double glazed window.

Bedroom Three
10'8" x 4'8" (3.25m x 1.42m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, radiator, double glazed window and extractor fan.

Exterior
There is a small garden frontage.

Directions
From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.9 miles, turn right onto Roper Ln, right onto Myrtle Grove.

TENURE
FREEHOLD

Council Tax Band
B / Bradford



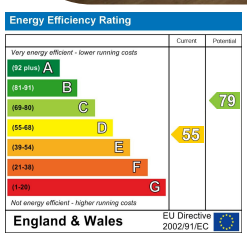


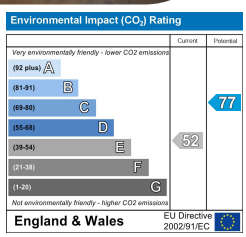






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