



Carr Bottom Road, Bankfoot,

£105,000

**** POPULAR LOCATION ** PERFECT STARTER HOME ** CLOSE TO LOCAL SCHOOLS **
* WELL PRESNETED * THREE GOOD SIZED BEDROOMS ***

Offering an excellent purchase for the first time buyer, is this well presented three bedroom town house.

Situated in a popular location close to local schools.

Lounge, dining kitchen, two first floor bedrooms and house bathroom, together with a third attic bedroom to the second floor.

To the outside there is a low maintenance garden to the front, together with a lawned garden and patio to the rear.



Well presented three bedroom town house, situated in a popular location close to local schools.

Offering an excellent purchase for the first time buyer.

The accommodation briefly comprises lounge, dining kitchen, two first floor bedrooms and house bathroom, together with a third attic bedroom to the second floor.

To the outside there is a low maintenance garden to the front, together with a lawned garden and patio to the rear.

Lounge

13'7" x 11'6" (4.14m x 3.51m)

With gas fire in fireplace, radiator.



Dining Kitchen

14'7" x 10'10" (4.45m x 3.30m)

With a range of wall and base units incorporating pot sink, radiator.



First Floor

Bedroom One

13'3" x 9'3" (4.04m x 2.82m)

With radiator.



Bedroom Two

10'6" x 9'3" (3.20m x 2.82m)

With cupboard housing boiler, radiator.

Bathroom

Comprising panelled bath with mixer shower over, pedestal was basin, low suite wc, tiled walls, heated towel radiator.



Second Floor

Attic Bedroom Three

13'3" x 15'10" (4.04m x 4.83m)

With velux window and radiator.



Exterior

To the outside there is a low maintenance front garden, and a rear lawn with patio.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380 and continue for 1.3 miles, at the roundabout take the first exit onto St. Enoch's Rd, at the roundabout take the third exit onto Brownroyd Hill Rd, after 0.4 miles turn right onto Carrbottom Rd and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
(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	
60	68		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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