



Nursery Road, Clayton,

£135,000

**** IDEAL FTB ** TASTEFUL DECOR ** MODERN KITCHEN & BATHROOM ** COTTAGE STYLE GARDEN ****

Situated in the heart of Clayton Village, is this superbly presented two double bedroom cottage.

Tastefully decorated and presented and offers a mix of old and new and boasts modern fitted kitchen and house bathroom, together with exposed stone walls.

Close to the village amenities, shops and local schools.

Ideal accommodation for the FTB/young couple which briefly comprises vestibule, lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a cottage style garden to the front with lawn and patio area.



This superbly presented two double bedroom cottage offers a mix of old and new!!

Situated in the heart of Clayton Village which offers amenities, shops and local schools, the property would make an excellent purchase for FTB/Young Couple.

Boasting a modern fitted kitchen, house bathroom and exposed stone walls. The accommodation briefly comprises vestibule, lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio area to the front.



Entrance Vestibule

With tiled floor and radiator.

Lounge

15'7" x 14'11" (4.75m x 4.55m)

With a feature fireplace, radiator, original wall cupboards and ceiling beams.



Cellar

Useful storage space.

Kitchen

12'9" x 9'10" (3.89m x 3.00m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, breakfast bar, oven, hob and extractor hood, radiator and ceiling beams.



First Floor Landing

With access to loft.

Bedroom One

17'9" x 10'4" (5.41m x 3.15m)

With exposed stone feature wall and radiator.

Bedroom Two

13' x 9'9" (3.96m x 2.97m)

With storage cupboard and radiator.



Bathroom

Modern bathroom comprising P shaped bath with shower over, vanity sink unit, low suite wc, tiled walls, radiator, feature exposed stone walls.

Exterior

There is a cottage style garden to the front of the property with lawned and patio areas.



PLEASE NOTE

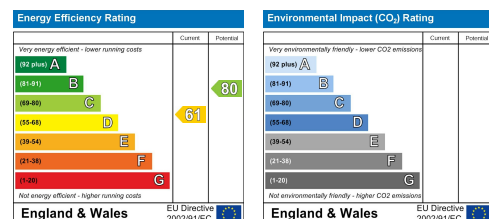
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Lane, after 0.7 miles at the roundabout take the second exit onto Clayton Lane, after 0.4 miles turn right onto Park Lane, left onto Nursery Rd and the property will shortly be shown 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.



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