



Barge Avenue, Copley
Offers In The Region Of £234,950

**** IMMACULATE ** IMMACULATE ** IMMACULATE ****
*** SOUGHT AFTER LOCATION * MODERN DEVELOPMENT ***
*** THREE BEDROOMS * TWO BATH/SHOWER ROOMS ***

Situated on a popular modern development in a sought after location, is this immaculately presented three bedroom semi detached house.

The well presented family accommodation benefits from gas central heating and upvc double glazing. Entrance hall, lounge, dining kitchen, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom.

To the outside there is parking to the front for two cars, together with a garden to the rear with lawn and patio. Viewing is essential!





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Entrance Hall

With radiator.

Lounge

13'8" x 12' (4.17m x 3.66m)

With radiator.

Dining Kitchen

15'3" x 9'4" (4.65m x 2.84m)

Modern fitted kitchen having a range of high gloss wall and base units incorporating built in induction hob, extractor hood, built in electric oven, integrated dishwasher, washing machine, fridge and freezer, sink unit, store cupboard, French doors to rear garden.

Cloakroom/wc

Comprising low suite wc, pedestal wash basin, part tiled walls and radiator.

First Floor

Bedroom One

11'1" max x 10'2" (3.38m max x 3.10m)

With fitted wardrobe, Juliet style balcony, radiator. En-suite shower room;

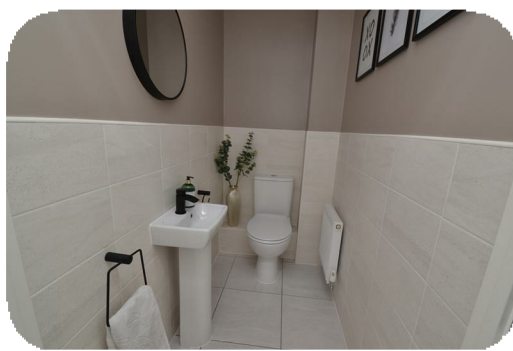
En Suite

Modern shower room comprising shower cubicle, low suite wc, half pedestal wash basin, tiled walls and floor, radiator.

Bedroom Two

10'7" x 8'6" (3.23m x 2.59m)

With fitted wardrobe, radiator.





Bedroom Three

10'7" x 6'5" (3.23m x 1.96m)
With fitted wardrobe, radiator.

House Bathroom

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

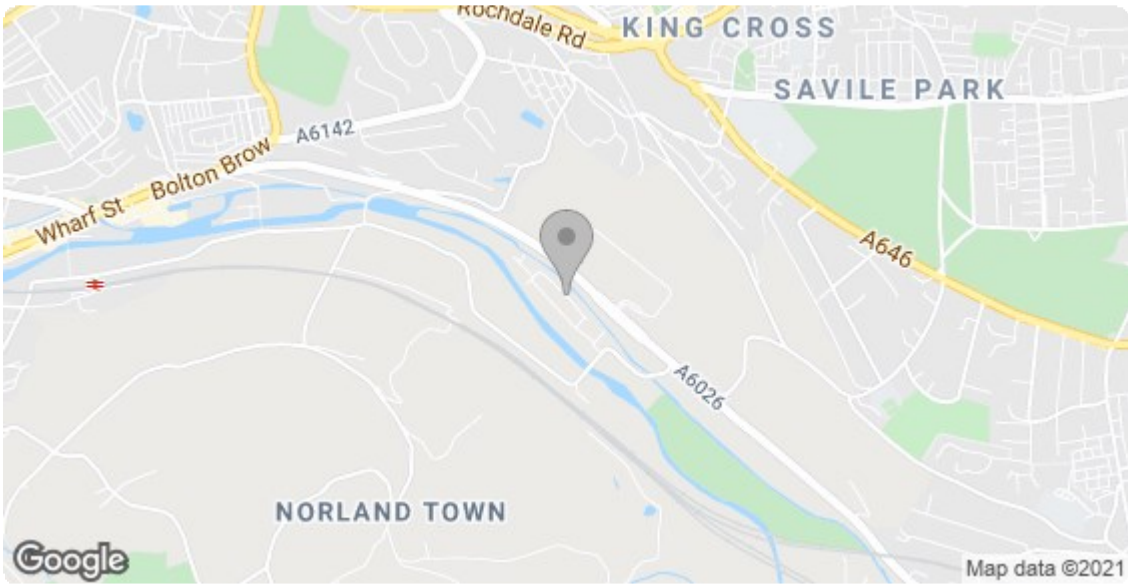
Exterior

To the front there is parking for two cars, and to the rear there is a garden with lawn and patio.

Directions

From our office on Queensbury High Street, head west on High St/A647 towards Russell St for 3.4 miles, turn right onto Burdock Way/A58, at the roundabout take the second exit and stay on Burdock Way/A58, continue to follow A58, turn left onto Arden Rd, take the slight right to stay on Arden Rd, turn left to stay on Arden Rd, at the roundabout continue straight onto Savile Park Rd, continue onto Birdcage Ln, Birdcage Ln turns slightly right and becomes Birdcage Hill, continue straight onto Woodhouse Ln, right onto Wakefield Rd/A6026, left onto Hollas Ln, right onto Beck Rd, turn left to stay on Beck Rd, turn right onto Barge Ave, turn left to stay on Barge Ave and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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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