



**Poplar Grove, Horton Bank Top,**  
**Asking Price £119,950**

**\*\* SEMI-DETACHED \*\* THREE BEDROOMS \*\* FANTASTIC POTENTIAL \*\* DRIVEWAY \*\* GARDENS \*\***

This three bedroom semi detached home would make an EXCELLENT PURCHASE for a number of buyers. Ideally located for amenities, shops and bus routes the property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING. Requires some modernisation but has fantastic potential. Briefly comprising of a vestibule, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third bedroom to the attic. To the outside there are enclosed gardens to the rear with a DRIVEWAY PROVIDING OFF STREET PARKING.





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**Vestibule**

**Lounge**

13'4" x 9'11" (4.06m x 3.02m )  
With gas central heating radiator and double glazed window.

**Dining Room**

12'10" x 11'11" (3.91m x 3.63m )  
Feature fireplace with stone hearth, gas central heating radiator, fitted wall cupboard and drawers, french door leading to the rear.

**Kitchen**

7'4" x 5'11" (2.24m x 1.80m )  
Fitted wall and base units, sink unit, plumbing for automatic washing machine, cooker, tiled splash, double glazed window.

**Cellar**

Useful storage

**First floor**

**Bedroom One**

13'7" x 9'11" (4.14m x 3.02m )  
With fitted wardrobe, wood floor, gas central heating radiator and double glazed window.

**Bedroom Two**

8'11" x 5'11" (2.72m x 1.80m )  
With gas central heating radiator and double glazed window.

**Bathroom**

Four piece suite comprising: Roll top bath, shower cubicle, low flush wc and pedestal basin, double glazed window.

**Bedroom Three**

13'3" x 11'3" max (4.04m x 3.43m max )

**Exterior**

Garden to the front and rear with driveway providing off street parking.

**Directions**

From our office in Queensbury proceed left to the traffic lights and continue straight ahead through Scarlet Heights and onto Highgate Road, continue straight ahead onto Great Horton Road, take the right onto Old Road, at the roundabout take the third exit onto Poplar Grove 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.

