



Beech Square, Clayton,

Offers Over £85,000

****COTTAGE**TWO BEDROOMS**EXCELLENT PURCHASE****

This well presented two bedroom cottage which has been updated by the presented owners would make an excellent purchase for a FTB/Young Couple/Investor. Situated within walking distance of CLAYTON VILLAGE which offers amenities, shops and local schools. Benefits from a modern fitted kitchen and shower room. The accommodation briefly comprises of a lounge, kitchen, cellar, two first floor bedrooms and a SHOWER ROOM. To the outside there is a BLOCK PAVED PATIO garden with borders.



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Lounge

15' x 11'9" (4.57m x 3.58m)

Electric fire marble effect fireplace inset and hearth fireplace surround, gas central heating radiator and double glazed window.

Kitchen

13'4" max x 6'9" (4.06m max x 2.06m)

Modern fitted wall and base units, complementary work surfaces, splashback, tiled floor, stainless steel sink unit, oven, hob and extractor hood, plumbing for automatic washing machine, gas central heating radiator and double glazed window.

Cellar

useful storage

First floor

With gas central heating radiator, pull down ladder and part boarded.

Bedroom One

12'6" x 9'4" (3.81m x 2.84m)

With gas central heating radiator and double glazed window.

Bedroom Two

18'3" x 5'2" (5.56m x 1.57m)

With gas central heating radiator and double glazed window.

Shower room

Modern three piece suite comprising: Shower cubicle, vanity sink unit, low flush wc, tiled walls and floor, towel radiator and double glazed window.

DISCLAIMER

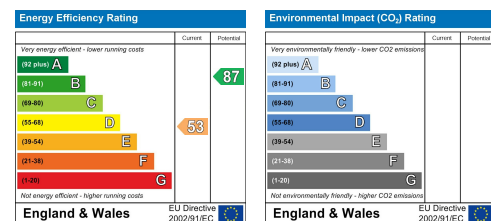
Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Directions

From Queensbury office head east on High St/A647 towards Brighouse Rd/A644 Continue to follow A647 Turn left onto Baldwin Lane Go through 1 roundabout for 1.2 miles At the roundabout, continue straight onto Bradford Rd Turn right onto Granville Street Turn left onto Beech Square were the property will be distinguishable by our for sale sign.

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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