



**Southmere Drive, Great Horton,**  
**Offers Over £92,500**

**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*POPULAR LOCATION\*\***

Occupying a popular location close to local amenities, shops, schools and bus routes is this three bedroom semi-detached home. The property would appeal to FTB/Young/Growing Family and benefits from GAS CENTRAL HEATING AND DOUBLE GLAZING . The accommodation briefly comprises of a Hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a garden to both front and rear.





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**Hallway**

With gas central heating radiator.

**Dining Kitchen**

16'3" x 10'7" (4.95m x 3.23m )

Fitted wall and base units complementary work surfaces, stainless steel sink unit, tiled splash, range cooker, plumbing for automatic washing machine, and dishwasher, double glazed window, under stairs storage, french door leading to the rear.

**Lounge**

13'7" x 10'9" (4.14m x 3.28m )

Living flame gas fire, marble inset and hearth fireplace surround, gas central heating radiator and double glazed window, far reaching views.

**First floor**

Double glazed window

**Bedroom One**

11'5" x 11'4" (3.48m x 3.45m )

Modern sliding wardrobe, gas central heating radiator and double glazed window, far reaching views.

**Bedroom Two**

10'7" x 9'2" (3.23m x 2.79m )

Modern sliding wardrobe, gas central heating radiator and double glazed window.

**Bedroom Three**

6'9" x 5' (2.06m x 1.52m )

With gas central heating radiator, double glazed window with far reaching views, pull down ladder to loft with Velux window.

**Bathroom**

White three piece suite comprising: panelled bath: thermostatic shower, vanity sink unit, low flush wc, tiled walls and floor, gas central heating radiator and double glazed window.

**Exterior**

Tiered garden to the rear with patio and lawn.

**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."

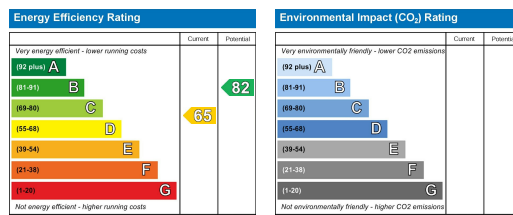
**Directions**

From Queensbury office head east on High St/A647 towards Brighouse Rd/A644 Continue to follow A644 for 2.4 miles Turn right onto Southmere Drive where 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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