





PROPERTY DESCRIPTION

Viewing is absolutely essential in order to fully appreciate everything this individual detached bungalow has to offer, including the very well proportioned, attractively presented living space, larger than average attached garage, delightful garden and a pleasant open aspect from the rear, to name just a few of its enticing assets. Ideally situated for those wanting to be close to amenities, the bungalow is located in a popular residential area, just a short level walk from the town centre shops, cafés, Doctors' Surgery and other essential facilities.

FEATURES

- Det. Bungalow Near Town Centre Amenities
- Pleasant Open Aspect from Rear
- Good Sized Garage & Delightful Garden
- Nicely Proportioned & Well Pres'td Accomm.
- Garden Rm/Covered Yard with Patio Drs
- Spacious Lounge/Diner with Patio Doors
- Stylish Ftd Kitchen with Gas Cooker
- 2 Generous Dble Beds - 1 with Ftd W'robes
- Fully Tiled Shwr Rm - GCH & PVC DG
- Internal Absolutely Essential to Apprec.





ROOM DESCRIPTIONS

Entrance

PVC double glazed, frosted glass entrance door opening into the garden room.

Garden Room

17' 4" plus recess x 9' 5" plus recesses (5.28m plus recess x 2.87m plus recesses)

Suitable for any number of uses, this room is laid with stone flags and has aluminium double glazed patio doors leading out to the rear garden, a skylight, an aluminium double glazed, frosted glass door leading into the inner hallway and rest of the accommodation and a personal door giving internal access into the garage.

Inner Hallway

Access to the loft space and a built-in cupboard, with fitted shelves and wall mounted coat hooks.

Kitchen

9' 1" x 7' 2" plus bay (2.77m x 2.18m plus bay)

Fitted with a range of attractive units and drawers, the kitchen also has solid wood worktops, with tiled splashbacks, a single drainer sink and a freestanding gas cooker, with a stainless steel splashback and matching extractor canopy over. It also has a pvc double glazed bay window, which looks out over the garden, and a radiator.

Lounge/Diner

18' 2" plus recess x 10' 10" (5.54m plus recess x 3.30m)

This delightful, generously proportioned and very light and airy room and has a fireplace recessed into the chimney breast with a marble hearth and has a niche, with glass display shelves, a radiator, a pvc double glazed window and pvc double glazed patio door, leading out to the garden.

Bedroom One

12' 3" to wardrobe fronts x 10' 2" (3.73m to wardrobe fronts x 3.10m)

This spacious double room has stylish built-in wardrobes, extending the full length of one wall and providing plenty of storage space, a pvc double glazed window and a radiator.

Bedroom Two

14' 3" x 7' 4" (4.34m x 2.24m)

Also a good sized double, this bedroom and has a pvc double glazed window and a radiator.

Shower Room

8' 11" x 6' 7" (2.72m x 2.01m)

Fully tiled and fitted with a three piece suite, comprising a shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator/heated towel rail and built-in shelved cupboard, which houses the gas condensing combination central heating boiler.



Outside

Garage

21' 10" x 10' 3" (6.65m x 3.12m)

A particularly beneficial asset of this appealing abode, the larger than average garage has an up and over door, a Belfast style sink, with a cold water tap, plumbing for a washing machine and electric power and light.

Rear

Another impressive attribute of this lovely bungalow is the charming, good sized garden, which consists of a lawn, a number of flower/garden beds, including a raised one and vegetable patch, with the remainder being laid with concrete, providing patios and paths. There is a timber shed, with electric power and light and to which is a decent sized, attached canopy, providing a sheltered area, ideal for storing logs, wheelie bins, etc.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue to the traffic lights. Turn right immediately through the lights into Rainhall Road, then first left into Mosley Street.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

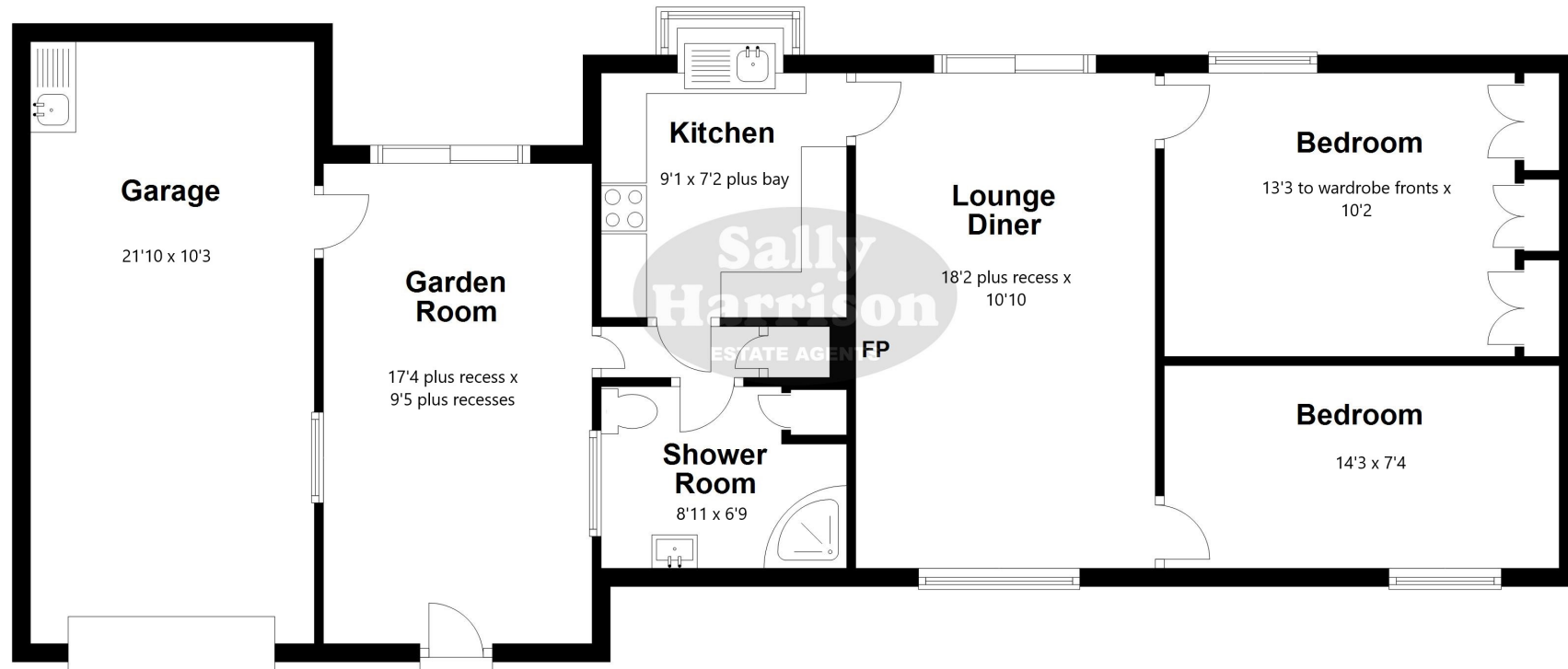
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

FLOORPLAN

Ground Floor

Approx. 95.5 sq. metres (1028.5 sq. feet)



Total area: approx. 95.5 sq. metres (1028.5 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

