





PROPERTY DESCRIPTION

A wonderful opportunity to acquire this extremely appealing, link detached bungalow, which is set in a small cul-de-sac position, off Colne Road, and enjoys the considerable advantage of overlooking farmland at the rear. Located in a highly sought after area towards the outskirts of town, but still within easy reach of the town centre shops and other amenities, this desirable abode requires some cosmetic improvement, which is amply reflected in the asking price. Extended from the original specification, this delightful dwelling has the benefit of a large 'L' shaped conservatory as well as an extra sitting room and would be perfect for buyers looking for a retirement home.

Complemented by pvc double glazing and gas central heating, the well proportioned accommodation briefly comprises a spacious, very pleasant lounge/diner, featuring a Limestone fireplace and living flame gas fire and a nice sized kitchen, attractively furnished with wood fronted units and appliances, namely an electric oven and hob, an integral fridge, freezer and washing machine. The inner hallway has a built-in cloaks cupboard, there is a separate w.c. and a sitting room, which has patio doors opening into the fabulous conservatory. Both bedrooms are decent sized doubles, the largest having a good range of fitted furniture and the smallest having a built-in wardrobe, and a bathroom, which has a three piece white suite, with a shower over the bath.

The drive has been block paved, which extends into a very useful carport. There is a gravel covered front garden and at the rear is a charming garden, which is split level, mainly paved and gravel covered for easier maintenance and backs directly onto fields.

FEATURES

- Extended, Link Detached Bungalow
- Prime Position in Cul-de-Sac Location
- Overlooking Open Farmland at the Rear
- Highly Sought After Area on Outskirts
- Requires Some Cosmetic Improvement
- Spacious Lounge/Diner – F'place & Gas Fire
- Attractive Ftd Kitchen inc. Appliances
- Sitting Rm, Large Conservatory & Sep. WC
- 2 Double Bedrms - Both with Ftd Furniture
- Drive, Carport & Gardens Front & Rear
- Bathrm - Shwr over Bath & PVC DG & GCH
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Entrance

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

Kitchen

10' 0" plus recess x 8' 4" (3.05m plus recess x 2.54m)

Fitted with a range of attractive wood fronted units, worktops and a one and a half bowl sink, with a mixer tap, the kitchen also has a built-in electric oven, an electric hob, with an extractor hood over, and an integral fridge, freezer and washing machine. PVC double glazed window, plinth heater, wood finish laminate flooring and downlights recessed into the ceiling.

Lounge/Diner

17' 5" x 12' 1" (5.31m x 3.68m)

An extremely pleasant, spacious room which features a Limestone fireplace, fitted with a living flame gas fire, and has a large pvc double glazed bow window, a radiator and wall light points.

Inner Hallway

Built-in cloaks cupboard, radiator and access, via a retractable ladder, to the loft space, which has an electric light.

Sitting Room

10' 6" plus recess x 8' 3" (3.20m plus recess x 2.51m)

This beneficial second reception room could serve any number of purposes and has a pvc double glazed patio door opening into the conservatory, a radiator and a pvc double glazed, frosted glass external door, opening into the carport.

Washroom/W.C.

Fitted with a two piece white suite, comprising a wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and an extractor.

Conservatory

'L' Shaped - 22' 1" x 6' 5" (6.73m x 1.96m) plus 12' 0" x 8' 6" (3.66m x 2.59m)

The large pvc double glazed conservatory is an impressive and particularly advantageous addition to this delightful bungalow, enabling the enjoyment of the rural outlook from the rear all year round, and has pvc double glazed French doors and an additional pvc double glazed external door, opening onto the patio and garden, four radiators, wall light points and wood finish laminate flooring.

Bedroom One

10' 8" x 10' 5" from the wardrobe fronts on one wall into the bed recess on the other (3.25m x 3.17m from the wardrobe fronts on one wall into the bed recess on the other)

This double room is well equipped with fitted furniture, including wardrobes, over-bed storage cupboards and a shelved cupboard. It also has a pvc double glazed window, looking and opening into the conservatory, and a radiator.

Bedroom Two

10' 1" x 8' 5" into recess (3.07m x 2.57m into recess)

A second double room, with a good sized, built-in wardrobe, with sliding doors, a pvc double glazed window, looking and opening into the conservatory, and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over, a w.c. and a pedestal wash hand basin. The walls around the bathroom suite, including the bath and shower area are tiled to ceiling height and there is a pvc double glazed, frosted glass window, radiator and built-in storage cupboard, housing the gas condensing combination central heating boiler.



Outside

Front/Side

Gravel covered front garden, with a central raised flowerbed. A block paved drive provides off road parking and extends into the carport - 15' 3 x 8' 9/4.65m x 2.67m - giving additional, sheltered parking space. Cold water tap and external electric lighting.

Rear

The enclosed rear garden directly abuts open farmland and is mainly paved and pebble covered for easier maintenance.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road turn right into Walmsgate, continue on up the hill into Westgate, go past the right turn into Esp Lane, past Town Head and then turn first right into Sycamore Way.

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.

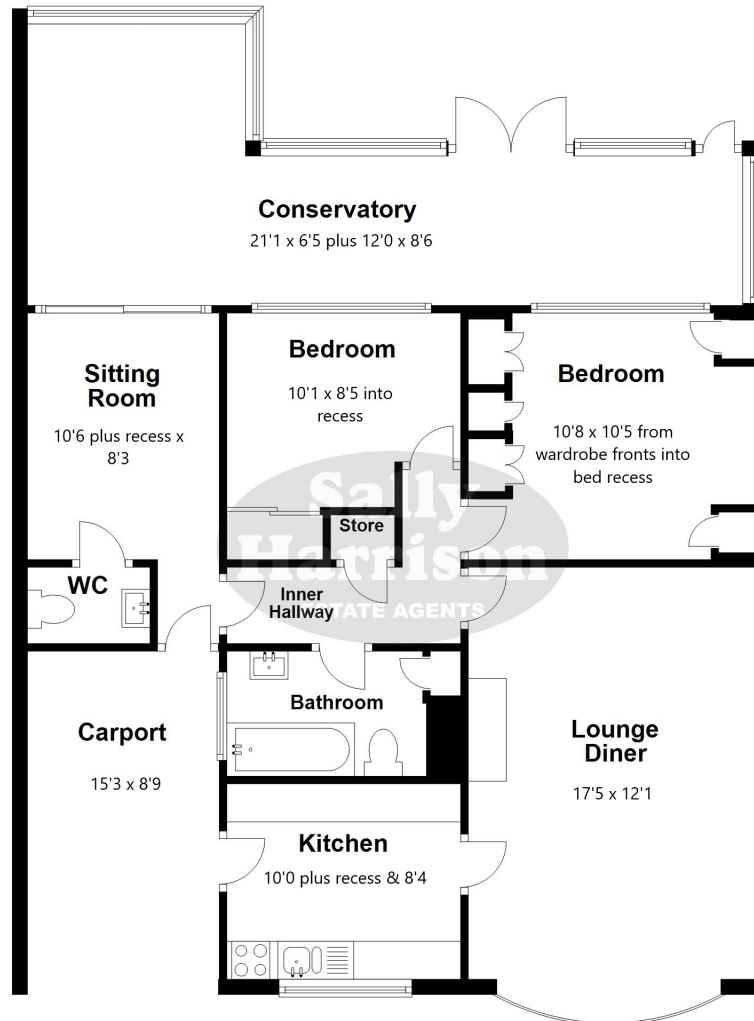
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 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 warrant 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.

