



-  Double Fronted Detached Bungalow
-  Three Double Bedrooms
-  Two Reception Rooms

-  Fitted Kitchen & Separate Utility Room
-  Garage, Parking & Gardens
-  Cul De Sac position

Price: £425,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a particularly sought after Churchtown position, this very well presented, double fronted, detached bungalow has been much improved by the current owner and must be viewed to be fully appreciated.

Standing in mature lawned gardens, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, fitted Kitchen, Utility Room, three Bedrooms and modern Shower Room. A staircase from the Hall gives access to a Loft Room and additional Shower Room.

Outside, a paved driveway to the front provides off road parking for a number of vehicles and leads to the garage with power and light connected. The side and rear gardens are private, laid to lawn with well stocked borders including a variety of established trees and bushes.

Coudray Road is a turning off Hesketh Drive where there are a number of local shops. The amenities of Churchtown village are also readily accessible.



Entrance Vestibule

Hall

Living Room - 4.42m x 4.29m (14'6" x 14'1")

Dining Room - 3.48m x 2.72m (11'5" x 8'11")

Kitchen - 3.66m overall x 2.74m (12'0" x 9'0")

Utility Room - 3.71m x 2.74m (12'2" x 9'0")

Bedroom 1 - 4.29m x 4.19m (14'1" x 13'9")

Bedroom 2 - 4.44m x 3.76m (14'7" x 12'4")

Bedroom 3 - 3.63m x 3.15m (11'11" x 10'4")

Shower Room - 2.74m x 1.98m (9'0" x 6'6")

Loft Room - 5.33m x 2.41m (17'6" x 7'11")

Shower Room - 1.83m x 1.6m (6'0" x 5'3")

Outside: A paved driveway to the front provides off road parking for a number of vehicles and leads to the garage with power and light connected. The side and rear gardens are private, laid to lawn with well stocked borders including a variety of established trees and bushes.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E

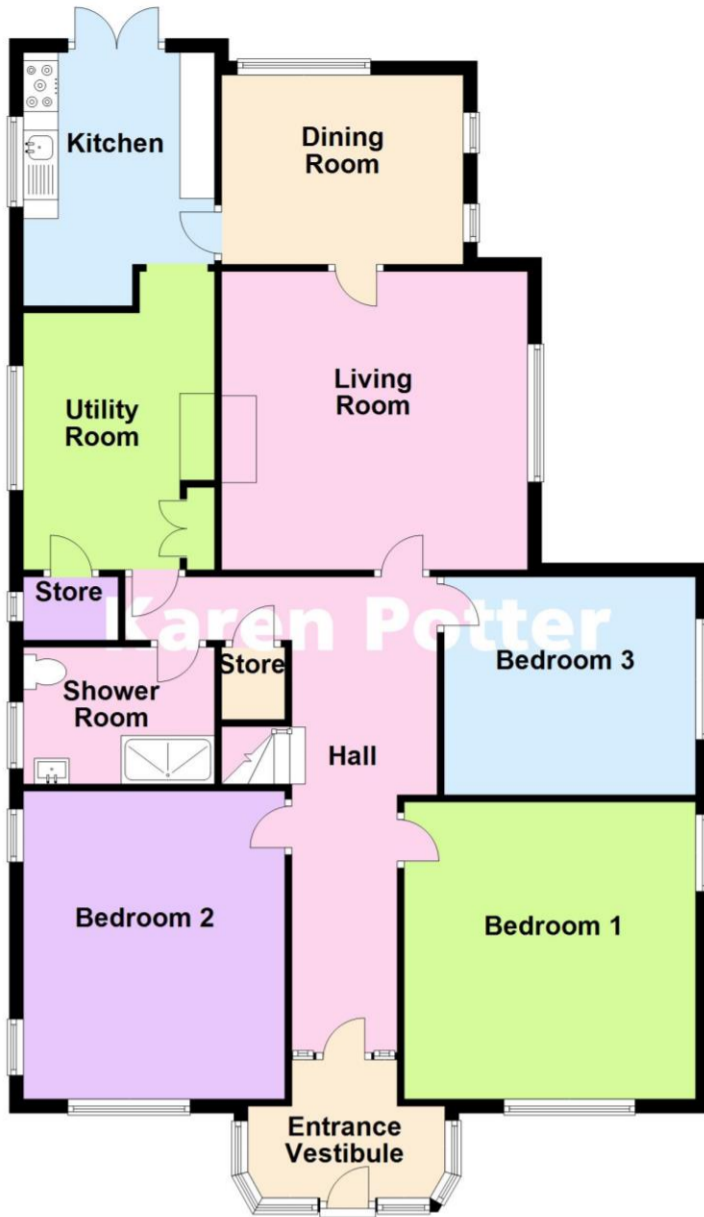
Tenure: The UK Government land and property information website shows the tenure to be Freehold.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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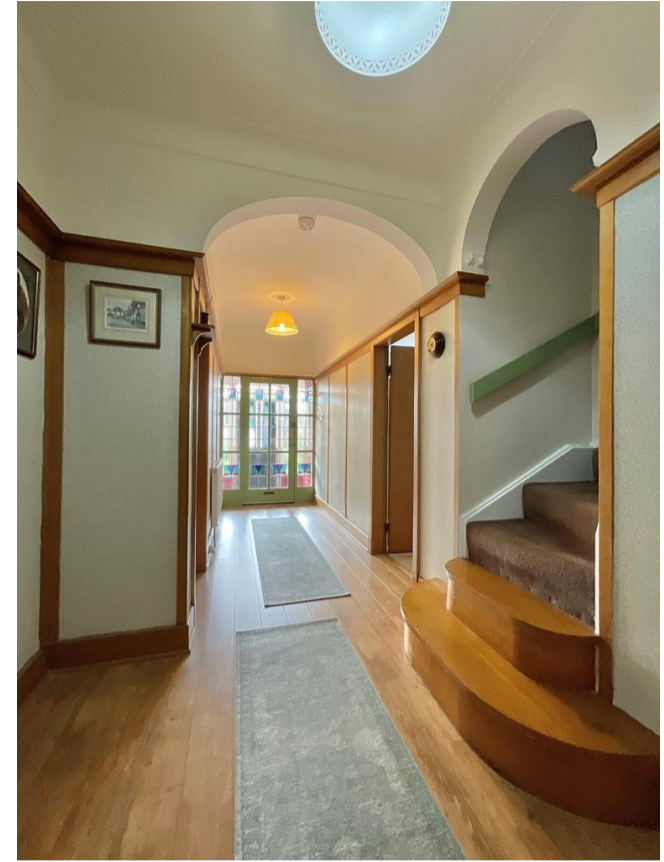
Ground Floor

Approx. 127.6 sq. metres (1373.2 sq. feet)



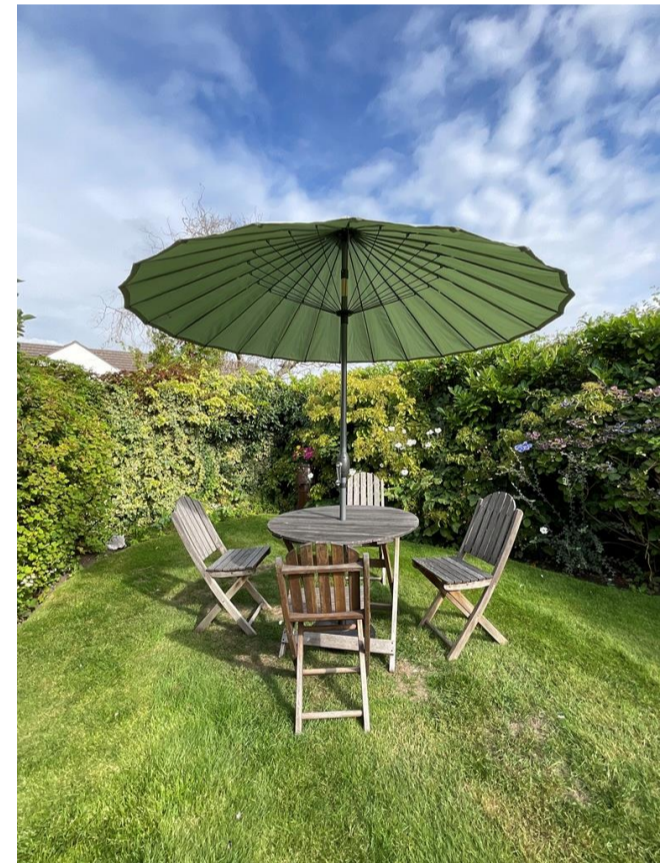
First Floor

Approx. 24.6 sq. metres (264.5 sq. feet)



Total area: approx. 152.1 sq. metres (1637.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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