




-  Detached Bungalow
-  Two Double Bedrooms
-  Fitted Kitchen
-  Shower Room
-  Garage & Gardens
-  Inspection Highly Recommended

Price: £260,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, detached true bungalow providing well planned and attractively proportioned accommodation in a popular residential area.

The bungalow is installed with gas central heating and upvc double glazing, briefly comprising: Entrance Porch, Hall, front Living Room, fitted Kitchen, two Bedrooms and Shower Room/WC.

There are low maintenance gardens to the front and rear of the property, with paved driveway providing ample off road parking and twin timber gates giving access to a detached garage.

There are local shops on Fylde Road and public transport facilities to the town centre. Churchtown Shopping Village is also readily accessible.



Entrance Vestibule

Hall

Living Room - 5m x 3.66m (16'5" x 12'0")

Kitchen - 4.52m x 2.34m (14'10" x 7'8")

Inner Hall

Bedroom 1 - 4.19m x 2.72m overall (13'9" x 8'11")

Bedroom 2 - 3.33m x 3.25m (10'11" x 10'8")

Shower Room - 2.41m x 2.01m (7'11" x 6'7")

Outside: There are low maintenance gardens to the front and rear of the property, with paved driveway providing ample off road parking and twin timber gates giving access to a detached garage.

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

Tenure: Freehold

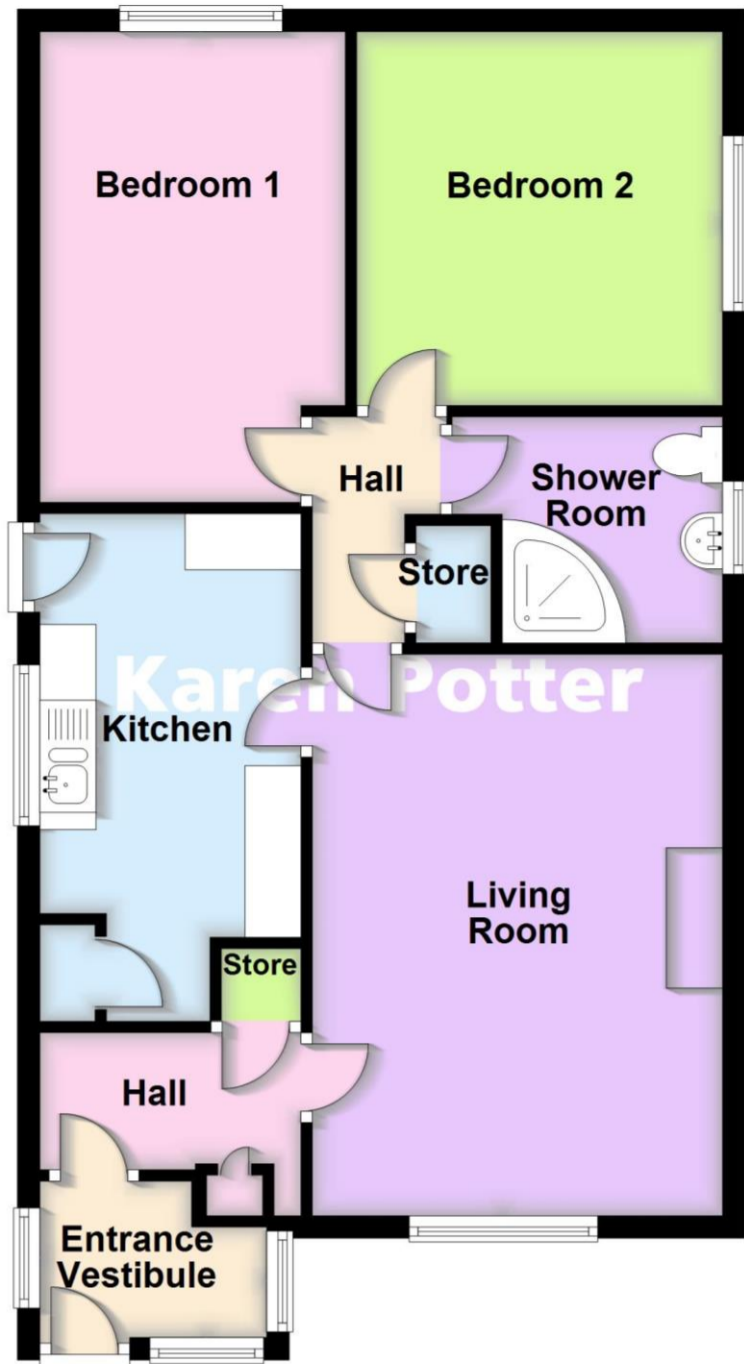
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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