



-  Detached Bungalow
-  Two Double Bedrooms
-  Sought After Churchtown Position

-  Garage & Parking
-  Mature Gardens
-  Cul De Sac Location

**Price: £350,000** Subject to Contract

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





An excellent opportunity to purchase this well presented, detached two bedroom bungalow, located in a cul-de-sac conveniently situated for access to Churchtown Village.

In the opinion of the Agents, the property offers well planned and generously proportioned accommodation briefly comprising Entrance Vestibule, Hall, Living Room, Fitted Kitchen/Dining Room with Pantry and Store Room off, two Double Bedrooms, modern Shower Room and separate WC. Gas central heating and uPVC double glazing is installed.

Outside, there are beautifully laid gardens to the front and rear, the front incorporating paved driveway leading to a detached Garage. The rear garden is arranged with paved patio areas with shaped lawn and established borders.

The bungalow is located within a cul-de-sac off Roe Lane where there are public transport facilities to the Town Centre. There are local shops within the vicinity and Churchtown Village is readily accessible.



## GROUND FLOOR:

### Entrance Vestibule

### Hall

**Living Room** - 4.7m x 4.24m (15'5" x 13'11")

**Kitchen/Dining Room** - 4.34m x 3.1m (14'3" x 10'2")

**Bedroom 1** - 4.24m x 3.68m (13'11" x 12'1")

**Pantry** - 1.09m x 1.04m (3'7" x 3'5")

### Rear Vestibule

**Store Room** - 1.55m x 1.04m (5'1" x 3'5")

**Bedroom 2** - 3.68m x 3.02m (12'1" x 9'11")

**Shower Room** - 2.57m x 1.75m (8'5" x 5'9")

### WC

**Outside:** There are beautifully laid gardens to the front and rear, the front incorporating paved driveway leading to a detached Garage. The rear garden is arranged with paved patio areas with shaped lawn and established borders.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

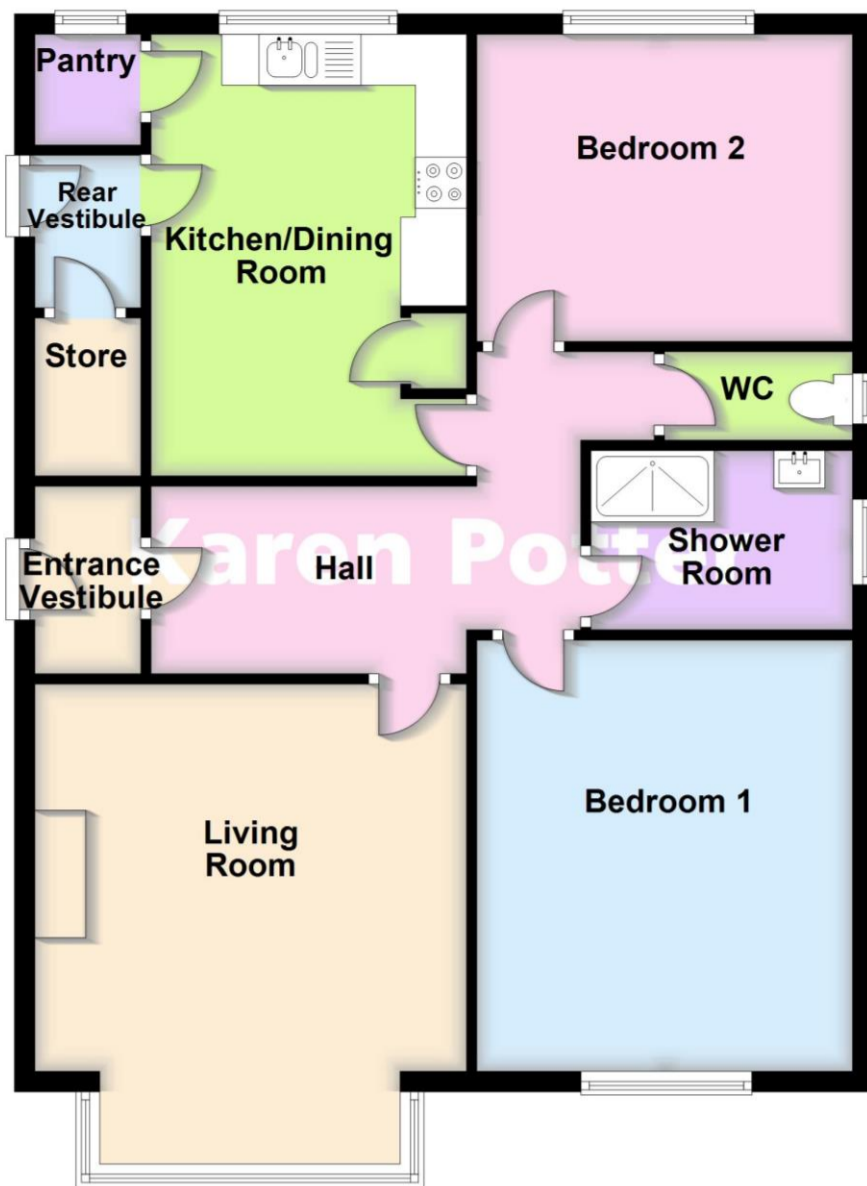
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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### Ground Floor

Approx. 82.9 sq. metres (892.5 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 sq. feet)



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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