



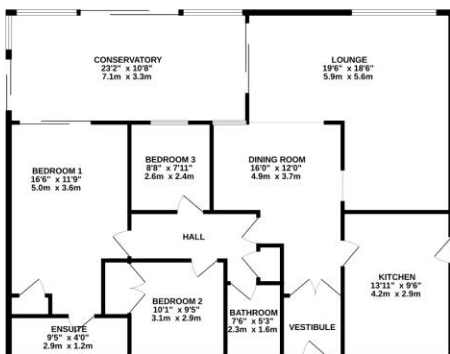
# Private Listing



- 3 Bedroom True Bungalow on Corner Plot
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- Ensuite to Bedroom One and Family Bathroom
- 
- Close to Cuerden Valley Park and Motorway Links
- 
- Private Rear Garden and Driveway Parking

**For Sale £400,000**  
EPC Rating 'C'

GROUND FLOOR (ROOM SIZES  
PROVIDED BY THE CLIENT)  
1439 sq.ft. (133.7 sq.m.) approx.





\*\*\* At our sellers request we are advertising this property as a private listing.\*\*\*

Sitting proudly upon a prime plot within a popular development, this detached true bungalow has been maintained to an immaculate standard by the current owner. If you are looking for an executive detached home then look no further.

This home has a great sized, fitted breakfast kitchen, open plan lounge and dining living room, family bathroom, main bedroom with fitted wardrobes and ensuite shower room, 2 further bedrooms and a conservatory. Externally the property occupies an attractive corner plot, with a detached double garage and immaculately maintained gardens front and rear. Close to all local amenities, highly regarded schools and within walking distance to Cuerden Valley Park.

For further details please contact our Lostock Hall branch on 01772 977100

We have been advised by our client that this property is 'freehold'.

We are informed this property is Council Tax Band D For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

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Lancashire  
PR5 5RD

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements