



Hill Crest | Swillington | LS26 8DL

£220,000

Two Bedroom Extended Bungalow | Council Tax Band B | EPC Rating D

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*** EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW
* MODERN FITTED KITCHEN WITH APPLIANCES * LARGE
CONSERVATORY * GARAGE * AMPLE OFF-ROAD PARKING ***

Located in a desirable area with a strong local community, this charming extended two bedroom bungalow is now available for sale. The property is in excellent condition, offering comfortable living spaces for its future owners.

This bungalow features two double bedrooms, one of which is a spacious master bedroom with built-in wardrobes. There is a modern shower room and there is a well equipped modern fitted kitchen with a built-in double oven, dishwasher and hob. The property boasts two reception rooms, an open-plan lounge with a box bay window which leads into a dining area and the other, a large conservatory with a garden view and direct access to the outdoor space.

Externally, this bungalow comes with fantastic amenities including a detached single garage, off-road parking spaces and gardens to the side and rear. In addition, there is double-glazing, central heating and solar panels for energy efficiency. These features enhance the appeal and practicality of the property, making it a truly special find.

With its convenient layout and well-maintained condition, this bungalow offers a wonderful opportunity for those seeking a comfortable and homely residence. Don't miss out on the chance to own this delightful property in a welcoming community.

Entrance Hall

Radiator, wood effect laminate flooring, coving to the ceiling, an archway to an inner hallway and doors to rooms.

Lounge 3.30m min x 3.45m (10'10" min x 11'4")

10'10" min plus bay x 11'4"

Double-glazed box bay window to the front, radiator, coving to the ceiling and a wall mounted electric fire with a remote control.

Dining Area 3.15m x 3.45m max (10'4" x 11'4" max)

10'4" x 11'4" max (8'8" min)

Radiator, coving to the ceiling, double-glazed double door to the conservatory, open-plan to the lounge and a door to a storage cupboard which houses the gas boiler.

Fitted Kitchen 4.78m x 2.77m (15'8" x 9'1")

Fitted with a range of modern high gloss base and eye level units with worktop space over, stainless steel sink unit, plumbing for an automatic washing machine and a built-in dishwasher, built-in eye level electric double oven and a built-in four ring electric ceramic hob with an extractor hood over. Double-glazed window to the rear, double-glazed window to the front, radiator, wood effect laminate flooring and a double-glazed rear door to the garden.

Master Bedroom 3.33m max x 3.48m (10'11" max x 11'5")

10'11" max (9'4" to wardrobes) x 11'5"

Double-glazed window to the front, fitted wardrobes with sliding doors, hanging rail and shelving, radiator, wood effect laminate flooring and coving to the ceiling.

Inner Hallway

Wood effect laminate flooring, access to a part-boarded loft space with a pull-down ladder and a double door to a built-in storage cupboard.

Shower Room

Fitted with a three piece suite comprising; shower enclosure, pedestal wash hand basin and a low-level WC. Extractor fan, full height tiling to all walls, double-glazed window to the rear, chrome ladder style radiator and wood effect tiled laminate flooring.

Bedroom 2 3.18m x 2.69m (10'5" x 8'10")

Double-glazed window to the rear, radiator, wood effect laminate flooring and coving to the ceiling.

Conservatory 3.02m max x 5.49m max (9'11" max x 18'0" max)

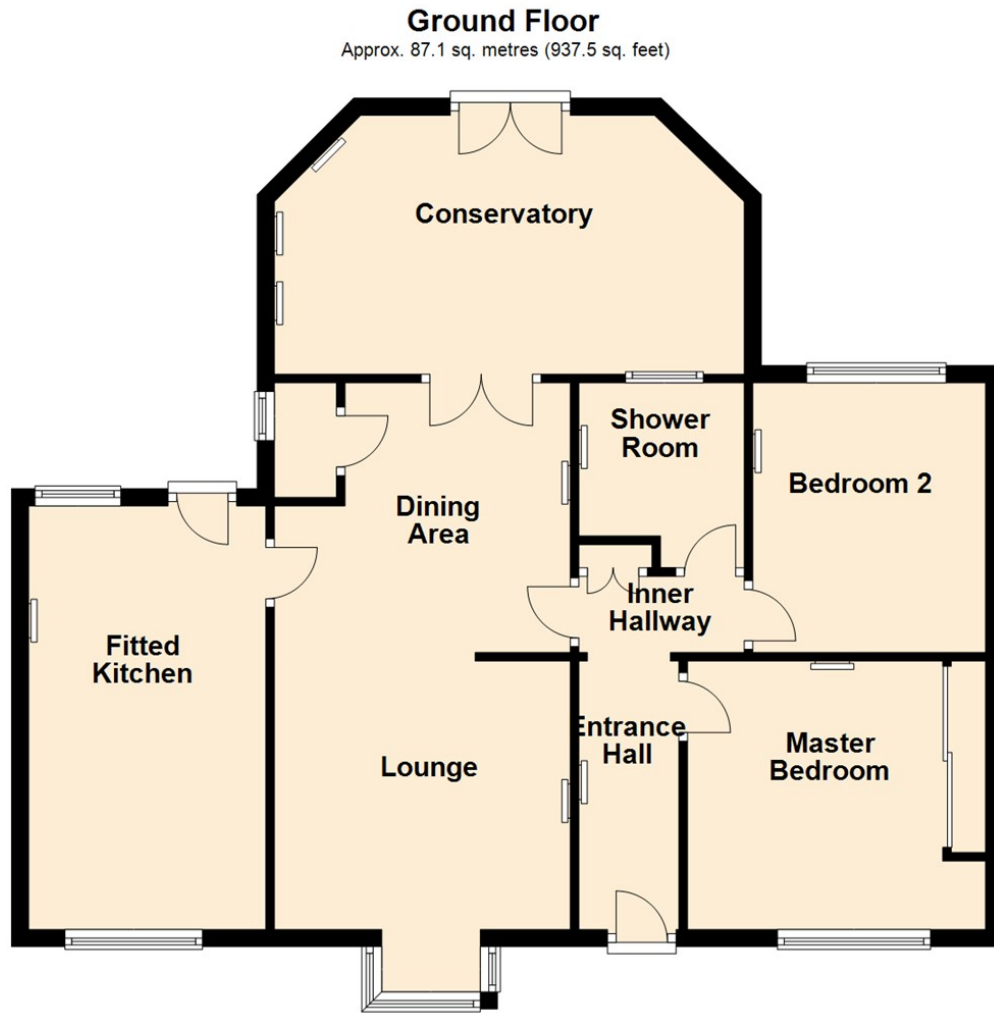
Half-brick and double-glazed construction with double-glazed windows, two radiators, wall mounted electric panel heater, wood effect laminate flooring and double-glazed French double doors to the garden.

Outside

There is a lawned garden to the front, with off-road parking to the side for two/three cars, which leads to a detached single garage. The garage has an up-and-over door and power connected. There is a good sized lawned garden to

the side, with flower and shrub beds. To the rear, there is a small timber decked area to the rear, ideal storage space. In addition, there is an artificial lawned garden area to the rear.





Total area: approx. 87.1 sq. metres (937.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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