



Bluebell Drive, Wyke, Offers Over £330,000

*** NO CHAIN / MOVE IN FOR CHRISTMAS ***

* ASK ABOUT PART EXCHANGE * MODERN DETACHED * 4 BEDROOMS * SOUGHT AFTER LOCATION *

* TWO BATH/SHOWER ROOMS * GARDENS, DRIVEWAY, GARAGE *

* MODERN CREAM FITTED LIVING - DINING - KITCHEN * FAMILY SIZE ACCOMMODATION *

Occupying a desirable cul-de-sac setting is this delightful four bedroom modern detached house. Benefits from both gas central heating and UPVC double glazing.

The family size accommodation briefly comprises reception hall, cloakroom, lounge, living dining kitchen, four first floor bedrooms (master having en-suite), plus a modern house bathroom with white suite.

To the outside there are gardens, driveway and garage.



Reception Hall

Gas central heating and useful storage cupboard.

Cloakroom

Low flush WC, hand wash basin and central heating radiator.

Lounge

17'5 x 11'3 (5.31m x 3.43m)

Bay window and two central heating radiators.

Living Dining Kitchen

19'6 x 12'2 (5.94m x 3.71m)

Modern cream wall and base units, Stainless Steel sink and drainer and tiled splash backs. Stainless Steel electric double oven and gas hob with extractor fan over. Integral dishwasher, two central heating radiators and UPVC French doors leading to the rear garden.

Utility Room

Plumbing for washing machine and side entrance.

Landing

Storage cupboard.

Bedroom One

10'7 x 11'8 (3.23m x 3.56m)

Built in wardrobes and central heating radiator.

En-Suite Shower Room

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Heated towel rail.

Bedroom Two

8'5 x 10'8 (2.57m x 3.25m)

Built in wardrobes and central heating radiator.

Bedroom Three

7 x 8'7 (2.13m x 2.62m)

Central heating radiator.

Bedroom Four

8'7 x 7'4 (2.62m x 2.24m)

Central heating radiator.

Bathroom

Three piece modern suite comprising of; low flush WC, hand wash basin and panel bath. Heated towel rail.

Loft

Part boarded, access via a pull down ladder.

External

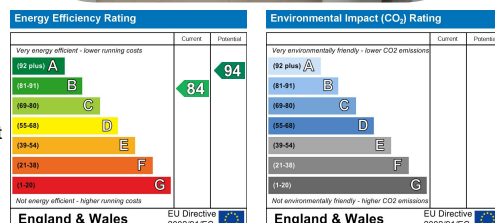
Driveway to the side leading to a single garage. Gardens to the front. Enclosed lawn and patio garden to the rear.

TENURE

We are advised this property is leasehold. The current owners advise there is a charge of £450 per annum for the communal areas.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.



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