



33, Tabby Nook, Mere Brow, PR4 6LA
£335,000
Subject to Contract

This detached true bungalow has been comprehensively improved by the present owners. The tastefully decorated and well appointed accommodation now includes; entrance hall, lounge, conservatory, dining kitchen with a range of built-in appliances, there are two double bedrooms and a bathroom with Wc. The bungalow stands in established gardens with off road parking for several vehicles and attractive rear gardens with patio, pergola and garage. The bungalow is situated in a cul de sac off The Gravel, in the charming village of Mere Brow with further facilities to be found at both Crossens and Churchtown Villages, with further facilities at Tarleton and the Southport Town Centre

Side Entrance

Entrance Hall

Upvc double glazed outer door, woodgrain laminate flooring, deep storage cupboard.

Rear Lounge - 6.02m x 3.35m (19'9" x 11'0")

Woodgrain laminate flooring, wall light points, electric coal effect fire in attractive surround and hearth. Double glazed sliding patio door and side screen leading to....

Conservatory - 2.9m x 2.9m (9'6" x 9'6")

Upvc double glazed windows and double doors to the rear garden.

Dining Kitchen - 6.05m x 2.72m (19'10" x 8'11")

Single drainer, 1 1/2 bowl stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces and midway wall tiling. Integrated oven with microwave above, split level, four-ring gas hob with cooker hood above, integrated dishwasher and plumbing for a washing machine. Cupboard 'Atag' gas central heating boiler. Upvc double glazed windows and door leading to.....

Rear Porch

Upvc double glazed windows and door to the outside

Bedroom 1 - 3.33m x 3.91m (10'11" to front of wardrobes extending to x 12'10" x 11'1")

Built-in wardrobes, Upvc double glazed window.

Bedroom 2 - 3.3m x 3.91m (10'10" extending to 12'10" x 8' 11")

Built-in wardrobes, Upvc double glazed window.

Bathroom - 1.65m x 2.16m (5'5" x 7'1")

P-shaped panelled bath with thermostatic shower and shower screen, vanity wash hand basin with cupboards below and low level Wc. Half-tiled walls, close boarded ceiling with recessed spot lighting. Chrome towel rail/radiator and Upvc double glazed window.

Outside

The bungalow stands in attractive gardens to both the front and rear, the front garden is extensively paved and provides off road car parking for several cars. The attractive rear garden enjoys a Southerly aspect and has a paved patio area, lawn, edged borders with a variety of plants and shrubs. There is a second patio area with pergola above. Timber shed. Useful garage with electric light and power supply.

Note

The extra piece of garden after the pergola/ trellis is currently rented at the cost of £80 per annum, and new purchasers will need to arrange a new rental agreement with the landlords.

Tenure

Freehold.


Council Tax

West Lancs Band C.





Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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