



**40, Coach Road, Bickerstaffe, L39 0EU**

**£425,000**

*David  
Davies* *Collection*

## 40, Coach Road, Bickerstaffe, L39 0EU

- EPC:D
- Council Tax Band:F
- Three Bedrooms
- Family Bathroom
- Double Garage
- Freehold
- Detached Bungalow
- Master Bedroom With En-Suite
- Garden To The Front And Rear
- Loft Space

David Davies Sales and Lettings are delighted to present to the sales market this spacious detached three bedroomed true bungalow located in Bickerstaffe.

The property briefly comprises:- A large bright welcoming hallway, a generously sized living room space with built in electric fire set into existing chimney breast. From here leads to a good sized kitchen with an extensive array of premium wall and base storage solutions, with black granite effect work tops and matching splash back. You have the added bonus of integrated appliances which include hob, double oven, fridge-freezer, extractor hood and washing machine.

We have three good sized bedrooms, one with an en-suite and a boarded loft which creates more space for storage and potential conversion to create two additional bedrooms. The family bathroom is in need of some modernisation, we have a walk in shower, W.C, separate corner bath and a wash basin.

To the exterior is a large double garage, suitable for two cars or can be used for extra storage. The rear garden is very spacious and isn't overlooked. You can enjoy your time in the garden in the summer months.

The property also benefits from Photo Voltaic Solar Panels. This home would be ideal for someone looking for scope to modernise and improve.

With close proximity to excellent road transport links allowing convenient access to Ormskirk and Wigan.

Viewing is essential to see the potential this property has to offer.

EPC:D







**David Davies**

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*David Paul Davies*

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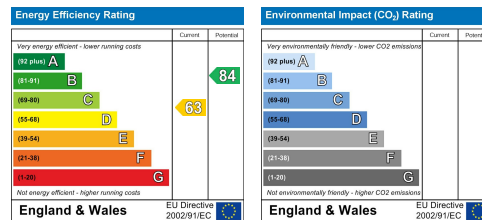
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