



 2
Bedrooms

 1
Bathroom



****NO FORWARD CHAIN****

Discover tranquility and convenience in this charming home. Priced at £187,500.00, it offers a south-facing garden and a quiet cul-de-sac location. Turnkey-ready with no forward chain, it's perfect for swift buyers. Walking distance to local amenities including a doctor's surgery, nature reserve, and retail park. Quick access to motorways and town centre. The property boasts kerb appeal with mature lawn and gated entrance. Inside, find ample storage, two double bedrooms, a cosy lounge with fireplace, and a modern bathroom. The spacious kitchen leads to a sunny conservatory overlooking the low-maintenance rear garden. Don't miss this opportunity - contact Louise Oliver Properties today!

Welcome to Blackthorn Close, Skippingdale, where tranquility meets convenience. Louise Oliver Properties is delighted to present this charming two-bedroom detached bungalow to the market, inviting offers in the region of £187,500.00.

Nestled in a sought-after cul-de-sac, this property boasts a desirable south-facing rear garden, perfect for soaking up the sun in serene surroundings. With no forward chain, this turnkey-ready home promises a swift and hassle-free transition for prospective buyers. Convenience is key, as this property strikes the perfect balance between peaceful living and accessibility to essential amenities. Within walking distance, you'll find the local doctor's surgery, Atkinsons Warren nature reserve, a public bus service, and Skippingdale retail park. For those needing to travel further afield, the national motorway service, Gallagher retail park, and town centre are just a short 5-minute drive away.

Approaching the property, you'll be greeted by its appealing kerb appeal, featuring a mature, well-tended lawn and gated access to both the main entrance and detached garage. Inside, the spacious entrance offers ample built-in storage and houses the gas combi boiler. The accommodation comprises a second double bedroom, ideal for guests, with carpeted flooring and double glazing. The lounge, with solid oak flooring and fireplace, provides a cosy retreat, complete with a front aspect window offering natural light. Centrally positioned, the bathroom offers convenience for guests and features a P-shaped panel bath with shower over, a back-to-wall concealed waste vanity with a low-level flush toilet, and a pedestal hand basin. Overlooking the delightful south-facing garden, the master double bedroom offers a peaceful haven with its carpeted floor and double glazed window. The heart of the home lies in the spacious kitchen with dining space, boasting modern wall and base storage units, a sink and drainer, and built-in oven and grill. There's ample room for both under-counter and freestanding white goods. This inviting space flows seamlessly into the conservatory, enjoying the sunny disposition and offering access to the garden through double doors. Outside, the low-maintenance rear garden features a paved courtyard and fenced perimeter, providing the perfect spot for outdoor relaxation and entertaining.

Don't miss the opportunity to make this charming property your own, combining comfort, convenience, and tranquility in one sought-after package. Contact Louise Oliver Properties today to arrange a viewing.

ENTRANCE HALL

The property's side entrance welcomes you through a composite wood-effect door into a spacious L-shaped entrance hall. Featuring wood flooring, a radiator, and spot lighting, this area offers functionality and style. Ample storage is provided by built-in double door storage, while a single door airing cupboard conveniently houses the combi boiler.

LOUNGE *5.63m x 3.20m*

The front aspect lounge features solid oak flooring and an electric fire with a wooden hearth and surround adorned with decorative inlaid tiles. With a radiator and uPVC leaded windows, the room is both cozy and well-lit. Ceiling lighting completes the inviting ambiance.

KITCHEN / DINER *3.49m x 2.92m*

The spacious kitchen with dining space boasts tiled flooring and walls, creating a sleek and easy-to-clean environment. High gloss wall and base storage units, complemented by marble-effect worktops, offer ample storage and preparation space. Equipped with a stainless steel sink and drainer, gas hob, and built-in oven, this kitchen is a chef's delight. A pull-out extractor ensures efficient ventilation. Natural light floods the room through the rear aspect leaded uPVC window. There's room for under-counter freestanding white goods, and a single uPVC door provides access to the conservatory. Ceiling lighting illuminates the area for comfortable cooking and dining.

CONSERVATORY *3.31m x 2.13m*

The pentagonal-shaped conservatory offers a delightful space with full double glazing, providing panoramic views of the surroundings. Double doors gracefully lead out to the rear garden, seamlessly connecting indoor and outdoor living. Tiled flooring adds elegance and practicality to the space. A fan light suspended from the ceiling ensures optimal airflow and comfort, while a radiator maintains warmth on cooler days.

BATHROOM *2.19m x 1.74m*

The modern bathroom boasts a three-piece suite, featuring tiled flooring and walls for a clean and contemporary look. The back-to-wall vanity unit includes a low-level flush toilet, ceramic hand basin, and convenient storage underneath. A chrome-style towel radiator adds a touch of luxury and warmth. Relax in the P-shaped acrylic bath, complete with a shower over and a screen door for added convenience. Natural light filters in through the side aspect obscure glazed window. Ceiling lights illuminate the space, ensuring functionality and style.

BEDROOM ONE *3.82m x 3.80m*

The double bedroom offers comfort and style with its carpet flooring, providing warmth and softness underfoot. A radiator ensures a cosy atmosphere, while the rear aspect leaded window allows natural light to fill the room. Ceiling lighting completes the space, creating a serene and inviting ambiance.

BEDROOM TWO *3.31m x 2.62m*

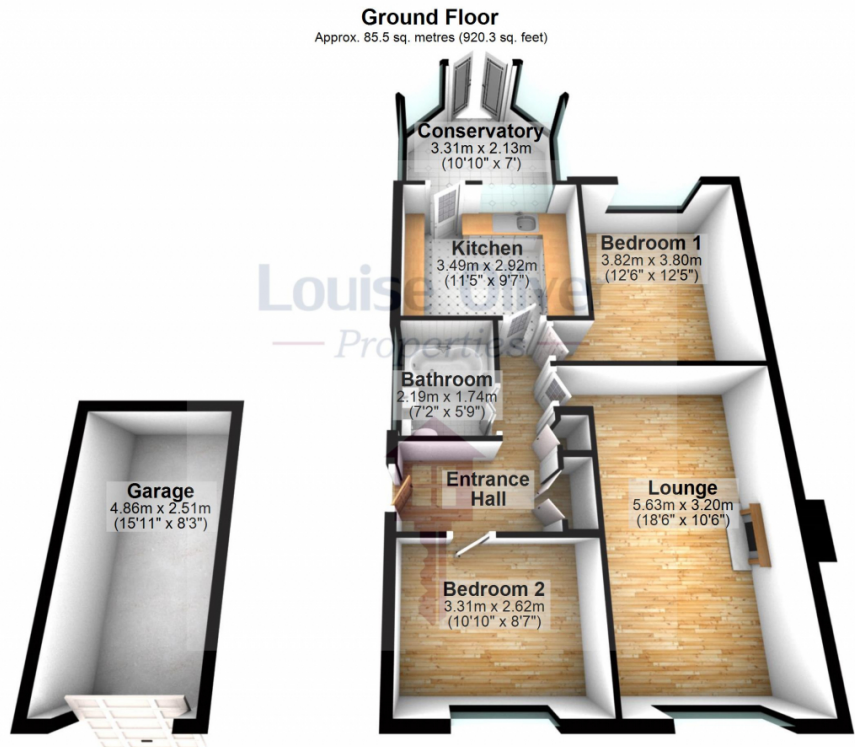
The double bedroom is a serene retreat featuring front aspect decorative leaded windows that infuse the room with natural light and charm. Soft carpeted flooring adds warmth and comfort, while a radiator ensures cosy temperatures year-round. Ceiling lighting provides ample illumination, completing the inviting ambiance of this tranquil space.

EXTERNAL

The front elevation showcases a meticulously maintained manicured lawn, complemented by a paved driveway that extends to the rear, offering ample space for multiple vehicles for convenient off-road parking. Double gated access leads to the rear driveway and detached single garage, providing secure storage or additional parking options. In the rear garden, the low-maintenance design ensures easy upkeep while enjoying its south-facing position. A block-paved patio provides a charming outdoor space for relaxation or entertainment. The garden is fully enclosed with a fenced perimeter, offering privacy and security. Additionally, a hot and cold external water supply adds convenience for outdoor activities and gardening tasks.

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Total area: approx. 85.5 sq. metres (920.3 sq. feet)
Blackthorn Close

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Blackthorn Close, DN15

