

## Property Particulars

### **Kentmere Drive, Longton.**



- **Renovated Semi Detached True Bungalow**
- **Sought After Village Location**
- **Two Bedrooms**
- **A Very Rare Find**
- **Immaculately Presented**
- **Spacious Lounge**
- **New Fitted Kitchen**

### **Offers Over £235,000**

A rare opportunity to purchase a stunning, renovated semi detached true bungalow, set in the sought after location of Longton Village. As soon as you enter this wonderful bungalow it feel like a brand new build home with two double bedrooms, spacious lounge room, a rear garden room and a new fitted kitchen with a selection of integrated appliances. The shower room is contemporary and has been redesigned. The property has been rewired, decorated and has new floor coverings throughout. There is gas central heating, uPVC double glazing, and outstanding gardens to the front and rear, being sunny and easily maintained. There is plenty of driveway parking and a detached garage. Within walking distance of the village centre and all the excellent local services and amenities on offer. Viewing is a must and this property is offered with No Chain Delay.

**Entrance Vestibule -**

With a new composite door to the side and meter cupboard, door to hall.

**Entrance Hall -**

With radiator, ceiling light, loft access with retracting ladder, laminate flooring and doors off.



**Lounge - 17' 9" x 10' 1" (5.41m x 3.07m)**

Great size lounge with uPVC double glazed window to the front, wall mounted electric fire, two radiators, T.V. point, ceiling light and wall lights.



**Kitchen - 10' 0" x 9' 10" (3.05m x 2.99m)**

A new fitted kitchen with a range of wall, drawer and base units, contrasting working surfaces, part tiled splash back areas, electric hob with canopied extractor hood and electric oven, sink unit and drainer, integrated fridge freezer, space for integral washing machine. There is laminate flooring and spot lights to the ceiling, uPVC double glazed windows and half glazed door to the garden room.



**Rear Garden Room - 10' 0" x 6' 7" (3.05m x 2.01m)**

With uPVC double glazed door to side accessing rear, laminate flooring, radiator and ceiling light

**Shower Room -**

With a three piece suite comprising glazed shower enclosure, electric shower and tiled elevations, wash hand basin set on a stylish vanity unit with a concealed cistern W.C. ceiling light and uPVC double glazed opaque window to the side.



**Bedroom One - 13' 8" x 9' 10" (4.16m x 2.99m)**

A great size double with uPVC double glazed window to the rear, overlooking lovely rear garden, radiator, ceiling light.



**Bedroom Two - 10' 0" x 8' 3" (3.05m x 2.51m)**

Another good double bedroom with uPVC double glazed window to front, radiator and ceiling light.

**Outside -**

To the front is a low maintenance front garden with a selection of lovely well established plants and shrubs

**Rear Garden -**

Hard landscaped area, mature plants and shrubs to borders and a raised decked patio area. Beautiful sunny aspect.



**Garage -**

A detached garage with up and over door

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**