

Property Particulars

Southport New Road, Tarleton.



- **Character Filled Detached True Bungalow**
- **Excellent Further Potential**
- **Detached Double Garage**
- **Well Equipped Kitchen**
- **Great Size Gardens**
- **Lots Of Driveway Parking & Turning Point**
- **Spacious Lounge**
- **Separate Dining Room**

Offers in Excess of £267,000

A great opportunity to buy a very spacious and character filled detached true bungalow set in generous gardens, although requiring some TLC this property offers excellent further potential to create an outstanding forever home. Being set back within it's spacious front garden there is a long driveway approaching the detached double garage, with enough space as a turning circle. The bungalow has two double bedrooms, a very spacious lounge and a great size dining room. There is a well equipped kitchen and a Villeroy Boch four piece bathroom suite. all accessed from a great size entrance hall with beautiful art decor style internal wooden doors. In addition to the benefits this lovely bungalow has to offer is two spacious loft rooms, although accessed via a retracting loft ladder there is already a dormer window and a roof light installed, all ready to be fully converted, if required and subject to necessary regulations. There is gas central and uPVC double glazing. The property is offered with no chain delay and viewings are strictly by appointment with Marie Holmes Estates.

Entrance Hall - 11' 6" x 7' 9" (3.50m x 2.36m)

A great size entrance hall with plant rack and wooden panel detail, uPVC double glazed door and side panels from the open storm porch, radiator, loft access and beautiful Art Deco wooden internal doors.



Ground Floor Bedroom One - 14' 6" x 13' 6" (4.42m x 4.11m)

With uPVC double glazed bay window to the front, coving to ceiling, ceiling light and two radiators.



Lounge -

With uPVC double glazed bay window to the front, coving to ceiling, coal effect gas fire with marble inset and hearth and wooden surround, radiator.

Dining Room - 12' 11" x 11' 8" (3.93m x 3.55m)

A fabulous character filled dining room with original fitted larder cupboard and drawers, cast iron log burner set in exposed brick built mantel, cloaks cupboard, radiator, ceiling light, uPVC double glazed window to the side and door to pantry.



Pantry Room -

With shelf area and vented for dryer, uPVC double glazed window to the rear.

Kitchen - 12' 5" x 8' 8" (3.78m x 2.64m)

With a range of wall, drawer and base units, working surfaces and part tiled splashback areas, one and a half sink unit with drainer, uPVC double glazed window to the rear, integrated NEFF electric oven and NEFF microwave, four ring NEFF gas hob with canopied extractor above, plumbed for washer, integrated fridge freezer.



Ground Floor Bedroom Two - 11' 8" x 11' 4" (3.55m x 3.45m)

With uPVC double glazed French doors to the rear, coving to ceiling, ceiling light and radiator.



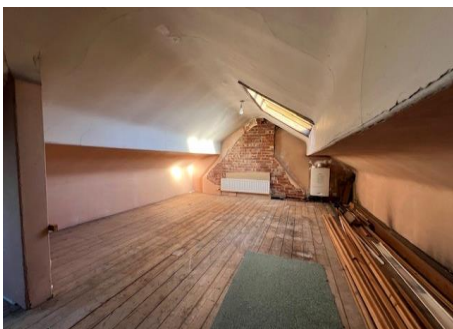
Bathroom - 9' 5" x 8' 0" (2.87m x 2.44m)

With a Villeroy and Boch bathroom suite comprising panelled bath, wash hand basin set on a vanity unit, low suite W.C. quadrant glazed shower compartment being fully tiled with electric shower, heated towel rail, tiled splashback areas and tiled flooring, two uPVC double glazed windows to the rear.

Loft Rooms

Main Loft Room - 23' 0" x 15' 9" (7.01m x 4.80m)

With uPVC double glazed window to the front and sky light window to the rear, two radiators and central heating boiler.



Second Loft Room - 13' 7" x 8' 5" (4.14m x 2.56m)

Although accessed via a small door, this additional space could be great as a dressing room if the loft became fully converted, ceiling light and access to eaves.

Outside -

Great size frontage, lots of driveway parking to a double detached garage with enough space for a turning point. Although the gardens are extremely overgrown, they are of a generous size.



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