

## Property Particulars

### **Birkdale Avenue, Longton.**



- **Semi Detached True Bungalow**
- **Corner Plot Gardens**
  - **Spacious Lounge**
  - **Modern Bathroom**
  - **Viewing Essential**
- **Sought After Longton Village Location**
  - **Two Bedrooms**
  - **Dining Kitchen**
  - **Gas Central Heating**
  - **No Chain Delay**

**£225,000**

A great opportunity to purchase a semi detached true bungalow, having undergone renovation and offers a great corner plot setting, providing gardens to the front side and rear, as well as rear accessed driveway and a detached garage. The property has two bedrooms, spacious lounge room and a well designed dining kitchen, a contemporary three piece bathroom suite. There is gas central heating and uPVC double glazing. The detached garage has been insulated to provide an extra room if required, perfect for a home office or garden room. Set in the most popular village location of Longton with easy access to the centre and all the excellent local services, amenities and independent boutique, shops and bars and restaurants. Viewing is essential and we are offering the property with No Chain Delay.

**Entrance Hall - 0' 0" x 0' 0" (0.00m x 0.00m)**

With uPVC double glazed door to the front, radiator, ceiling light and doors off. Access to loft via retracting ladder and is partially boarded.

**Lounge - 15' 2" x 11' 9" (4.62m x 3.58m)**

With a feature chimney breast and wooden mantel shelf, uPVC double glazed bay window to the front, ceiling light and radiator.



**Kitchen/Diner - 13' 2" x 9' 6" (4.01m x 2.89m)**

With a range of wall, drawer and base units with contrasting working surfaces. Integrated fridge-freezer, one and a half sink unit and drainer, electric hob with extractor above, electric oven, cupboard housing central heating boiler, uPVC double glazed window to the rear and door to side accessing the rear.



**Bedroom One - 11' 10" x 11' 6" (3.60m x 3.50m)**

With a uPVC double glazed window to the rear, ceiling light and radiator.



**Bedroom Two - 10' 3" x 8' 4" (3.12m x 2.54m)**

With a uPVC double glazed window to the front, ceiling light and radiator.

### **Bathroom -**

With a three piece suite comprising, low suite W.C wash hand basin and 'p' shaped bath with mains shower over, profile shower screening, tiled elevations, heated towel rail, opaque uPVC double glazed window, great airing cupboard,



### **Outside -**

Set in a fabulous corner plot being fully enclosed by no maintenance fencing and security gates and outdoor electricity point, rear gate access to driveway and personal door into the garage



**Front garden** - The front garden is hard landscaped and gated access to the side.

### **Side Garden -**

The side garden is a real sun trap, gravel areas perfect for garden furniture, sun loungers and potted plants.



### **Rear Garden -**

Set in a fabulous corner plot being fully enclosed by no maintenance fencing and outdoor electricity point, rear gate access to driveway and personal door into the garage

### **Driveway -**

Driveway is accessed to the rear of the property and in on approach to a detached garage and gated access to the rear.

### **Garage / Home Office -**

A great building having been fully insulated, to allow all year use, with power and light and a wall mounted electric heater, electric roller up and over garage door. uPVC double glazed door and picture window.





**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. 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, safe and expedient manner. Opening Hours Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm.