

## Property Particulars

### Woodplumpton Road, Fulwood.



- **A Substantial Detached True Bungalow Set in An Envable Plot**
- **Spacious Reception Hall & Inner Hall**
- **Dining Kitchen**
- **Two Bedrooms**
- **Grounds Circa 1/3 to 1/2 Acre**
- **Generous & Bright Lounge**
- **Gas Central Heating**
- **Excellent Redevelopment Opportunity**

**£399,950**

An amazing opportunity to purchase a fabulous detached true bungalow set within an enviable plot of approximately 1/3 to 1/2 acre plot or thereabouts. Having been an established home of the most extremely reputable local builders, the Jacksons, who not only built this bungalow for their family but numerous other homes around this area. The bungalow sits very well back within it's frontage and the curtilage extends to provide lots of hardstanding for parking, a detached double garage and great size gardens. The bungalow has an impressive entrance hall, two large bedrooms, spacious lounge and dining kitchen and a bathroom, as well as a rear porch where there is access to utility, coal bunker and the garage. The property has great potential for extending the existing property, creating a bigger home or possibly redevelopment of the site, subject to any necessary planning permissions. Close to local services amenities, schools and bus routes. Great motorway connectivity. To fully appreciate the size setting, location and potential this wonderful home has to offer, viewing is essential. Offered with No Chain Delay

**Entrance Hall -**

With door to front elevation, cloaks cupboard, ceiling light, radiator and doors off.



**Lounge - 16' 1" x 13' 11" (4.89m x 4.23m)**

A lovely room with uPVC double glazed window to the front overlooking the stunning well established gardens, mantel surround, ceiling light and radiator.



**Kitchen/Diner - 14' 4" x 9' 11" (4.37m x 3.02m)**

With a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, electric hob and oven, double glazed window to rear and doors to rear porch.

**Bedroom One - 13' 11" x 13' 8" (4.25m x 4.17m)**

With uPVC double glazed window to the front, a range of fitted wardrobes, ceiling light and radiator.



**Bedroom Two - 10' 5" x 13' 11" (3.17m x 4.25m)**

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

**Bathroom - 8' 4" x 8' 9" (2.55m x 2.66m)**

With a four piece suite comprising low suite W.C. wash hand basin and panelled bath, glazed shower compartment with electric shower, extractor fan and a stunning leaded light original window.



**Inner Hall -**

With door to reception hall and door to the kitchen.

**Outside -**

To the front is a beautiful extensive garden with lawn area and a vast selection of mature plants, shrubs and trees. There is a driveway which takes you to the rear courtyard to the property with lots of hard standing and approaches a double garage.



**Double Garage - 14' 4" x 24' 3" (4.38m x 7.39m)**

With power and light and wooden concertina doors. Personal door access via rear porch.

**Side Area -**

Additional lawn garden creating a great space to the side of the bungalow.



**Rear Porch -**

A sizeable porch with access from here to a utility area and old coal shed, personal door to the double garage and door access to the driveway and parking compound.

### **Rear Parking Compound -**

An extensive rear hardstanding with room for many vehicles, vans or caravan. This area is approached from the front of the property via the long sweeping driveway.



### **Rear Garden -**

Having been previously utilised as vegetable plots, currently mainly laid to lawn with borders.



### **Disclaimer –**

The information displayed about this property within these particular 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**