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**2 Bedroom Bungalow - Semi  
Detached**  
located on Cleveland Road,  
Bulkington  
£295.000

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**\*\*BEAUTIFUL PLOT ON THIS WELL PRESENTED BUNGALOW JUST OFF WESTON LANE IN BULKINGTON - TWO BEDROOMS - CONSERVATORY OFF KITCHEN TO CREATE GREAT SOCIALISING SPACE\*\*** Among the many bungalows in the area, this one is truly a cut above due to its superb layout and ample plot offering parking for multiple vehicles via tarmac driveway and single garage. Superbly presented throughout, this is a rare find being a bungalow that is ready to move into without any work required. The accommodation on offer comprises entrance hall, lounge, two bedrooms, re-fitted kitchen, re-fitted shower room and conservatory. Outside there are gardens to three sides, driveway and detached garage. Internal inspection comes highly recommended. Benefiting from double glazing, gas central heating, full width conservatory. EPC RATING D.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£295,000

- EXTENDED SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FORMAL LOUNGE
- SOCIAL CONSERVATORY RECEPTION ROOM OFF KITCHEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SINGLE GARAGE
- IMMACULATE FRONT, SIDE AND REAR GARDENS
- SOUGHT AFTER STREET IN POPULAR BULKINGTON VILLAGE LOCATION





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.











Cleveland Road, Bulkington





Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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