46 Fontwell Road, Little Lever

£250,000 Leasehold

Four double bedroom Dormer bungalow • Modern white high gloss kitchen with integrated Neff appliances • Orangery • Large driveway for three vehicles • Three piece bathroom with power shower over the bath • Fitted wardrobes in three of the bedrooms • Separate garage in the rear garden with electric roller shutter • Pergola in the rear garden • Close to great schools both primary and secondary • Close to motorway links to Manchester

Wilcox Estate Agents Ltd.

Entrance Porch
Entrance door and door leading to:

Sitting Room
17' 6" x 29' 6" (5.33m x 9.00m)
Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room
17' 7" x 21' 10" (5.35m x 6.66m)
The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room
7' 8" x 7' 10" (2.34m x 2.39m)
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room
7' 8" x 7' 10" (2.34m x 2.39m)
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

1ST FLOOR

ORANGERY

BEDROOM 2

BEDROOM 3

UP

KITCHEN

BEDROOM 1

DOWN

BATHROOM

EAVES STORAGE

STORAGE STORAGE STORAGE

HALLWAY

LOUNGE

BEDROOM 4

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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