



-  Semi Detached Bungalow
-  Two Bedrooms
-  Fitted Kitchen

-  Beautifully Landscaped Gardens
-  Inspection Recommended
-  No Chain

Price: £218,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is highly recommended of this particularly well presented and extended, semi detached bungalow with two double bedrooms and detached garage. Standing within beautiful landscaped gardens, and within easy reach of the amenities of Churchtown, this property is not to be missed!

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room and Dining Area, fitted Kitchen, two Bedrooms, Shower Room and Conservatory. Outside, there are beautifully landscaped gardens to the front and rear, the front incorporating a driveway. The rear garden has a paved patio leading to garage, along with well manicured lawn with mature trees and established shrub borders.

The bungalow is located on Fairhaven Road which leads towards the many amenities of Churchtown Shopping Village. Fairhaven Road is accessed either by Preston New Road or Fylde Road. There are local primary and secondary schools within the vicinity and public transport facilities to the town centre.



Hall

Living Room/Dining Area - 7.95m x 3.56m (26'1" x 11'8")
Overall

Kitchen - 3.63m x 2.27m (11'10" x 7'5")

Utility Room - 2.01m x 1.42m (6'7" x 4'8")

Conservatory - 2.92m x 4.06m (9'7" x 13'4") Overall

Bedroom 1 - 3.58m x 3.15m (11'9" x 10'4") into bay

Bedroom 2 - 2.41m x 2.97m (7'11" x 9'9")

Shower Room - 2.01m x 2.01m (6'7" x 6'7")

Garage - 4.7m x 2.41m (15'5" x 7'11")

Outside

Outside, there are beautifully landscaped gardens to the front and rear, the front incorporating a driveway. The rear garden incorporates paved patio area leading to the garage along with lawn area laid with mature trees and established shrub borders.

Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure

Freehold

NB

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Mobile Phone Signal

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability here:
<https://labs.thinkbroadband.com/local/index.php>

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Ground Floor
Approx. 91.5 sq. metres (984.7 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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