



-  Terraced Bungalow
-  Two Bedrooms – One En-Suite
-  Modern Kitchen & Wet Room
-  South Facing Courtyard Garden
-  Driveway Parking
-  No Chain

Price: £199,950 Subject to Contract

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





Offered for sale with no onward chain, this well presented, terraced bungalow with south facing courtyard garden must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazing, the well planned accommodation briefly comprises: Hall, Living Room, modern fitted Kitchen, Bedroom One with En-Suite Shower Room, second Bedroom and modern Wetroom.

Outside, the bungalow stands in low maintenance, south facing, courtyard style garden with twin gates giving access to paved driveway providing off road parking.

Shaws Road is located off Liverpool Road where there are local shops and public transport facilities to the Town Centre.



Hall

Living Room - 5.21m x 4.42m (17'1" x 14'6")

Kitchen - 3.05m x 2.72m (10'0" x 8'11")

Bedroom 1 - 5.21m x 3.05m max (17'1" x 10'0")

En-Suite

Bedroom 2 - 2.57m x 2.39m (8'5" x 7'10")

Wet Room - 2.41m x 1.78m (7'11" x 5'10")

Outside: The bungalow stands in low maintenance, south facing, courtyard style garden with twin gates giving access to paved driveway providing off road parking.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure: Freehold

Note: There is a pedestrian right of way in favour of 191 Liverpool Road

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



Total area: approx. 67.3 sq. metres (724.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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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