






-  Howard Build Detached Bungalow
-  Three Bedrooms
-  Spacious Lounge/Dining Room

-  Garage & Parking
-  Established Gardens
-  Cul de Sac Position

Price: £325,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this Howard built, detached bungalow, located in a popular residential cul de sac of similar homes and offering accommodation which, in the opinion of the Agents is well planned and attractively proportioned.

The gas centrally heated and upvc double glazed accommodation briefly comprises: Hall, L-Shaped Lounge/Dining Room, Fitted Kitchen, three Bedrooms, modern Shower Room and additional WC.

There are mature lawned gardens to the front and rear which are a particular feature of the property, incorporating a paved driveway to the side leading to a separate Garage.

Granby Close is a turning off Knob Hall Lane which links Radnor Drive with Marshside Road. Local shops are available on Fylde Road, whilst the amenities of Churchtown village are also readily accessible.



Hall

Lounge/Dining Room - 6.43m overall x 5.49m overall(21'1" x 18'0")

Kitchen - 5.03m overall x 2.74m overall (16'6" x 9'0")

Bedroom 1 - 4.22m x 3.63m (13'10" x 11'11")

Bedroom 2 - 3.15m x 2.72m (10'4" x 8'11")

Bedroom 3 - 3.15m x 2.49m (10'4" x 8'2")

Shower Room - 2.34m x 1.73m (7'8" x 5'8")

WC - 1.73m x 0.91m (5'8" x 3'0")

Outside: The front has shaped lawn with established borders and paved driveway to provide off road parking. Wrought iron gates give access to a garage measuring 5.44m (17ft 10in) x 2.74m (9ft 3in) with up and over door. The rear garden is a particular feature arranged with paved patio leading to shaped lawn with well stocked mature borders including a variety of established shrubs and trees.

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

Tenure: Freehold

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

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

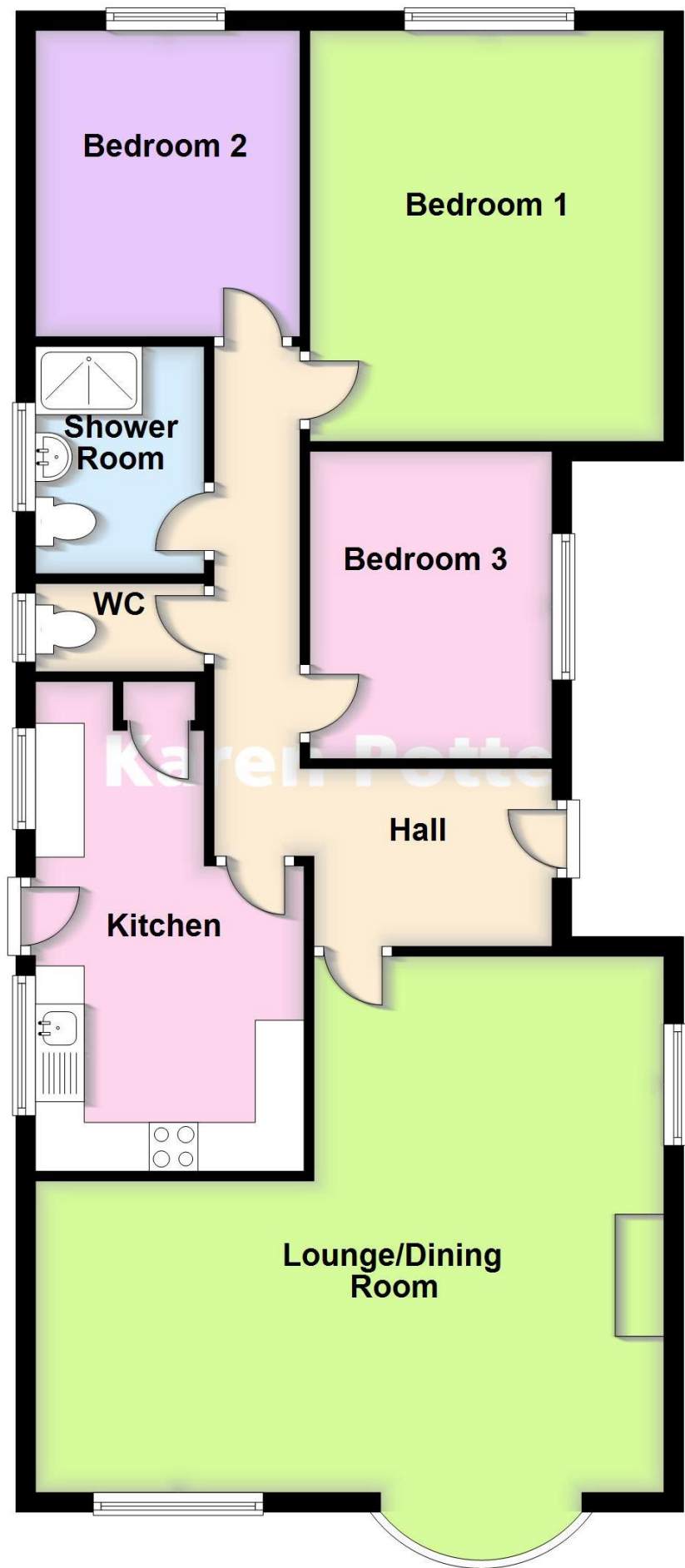
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 90.8 sq. metres (977.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 90.8 sq. metres (977.2 sq. feet)

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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