



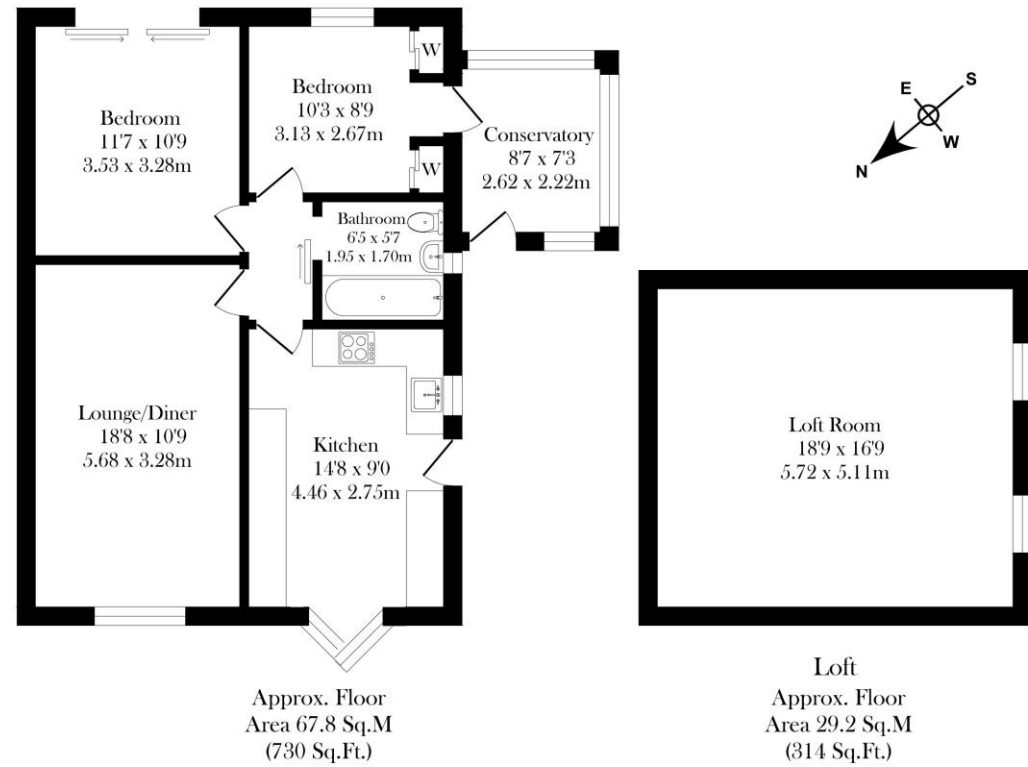
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 97.0 Sq.M. (1044 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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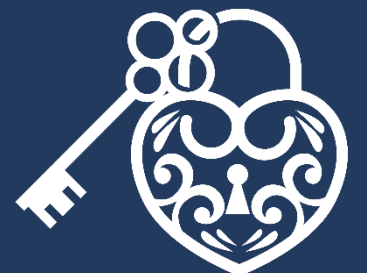
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Asking Price: £245,000

Lyndon Avenue, Shevington

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One of the most immaculate and exceptionally well-presented true bungalows we have had the pleasure of selling. Our clients of this home have carefully and meticulously renovated this smart bungalow to the highest of standards and have truly created a home in turn-key condition. Throughout their renovations they have fully rewired the home, further enhanced the loft space with boarded storage and an ideal space as an office/ hobby room, replaced both the kitchen and bathroom and even the internal woodwork e.g doors and skirtings etc. The property had a new roof in 2016 and also benefits from a recently installed combi boiler, all new radiators throughout and new double-glazed windows and doors (all of which are fitted with Blackout blinds). One of the other points to mention about this lovely home is the large south-facing corner plot and outside space which is also an interesting feature for any clients looking to create and who have a passion for gardening.

The bungalow which extends to circa 1004 sq ft (including the loft space), briefly comprises of access into the home via the attractive kitchen which has been fitted with a range of smart neutral units and includes an integrated electric oven and hob. There is a handy breakfast bar, ideal for informal dining. The lounge is positioned at the front of the property and is a lovely bright space with room for a dining table and a feature electric stove. There are two great bedrooms at this property, both positioned at the rear of the home with Bedroom One offering patio doors leading to the garden, perfect for a morning coffee and Bedroom Two featuring a range of sliding mirrored built-in wardrobes which open to reveal access into the attached sun lounge at the side of the home. A newly fitted attractive bathroom complete with panelled bath and overhead shower attachment, vanity wash hand basin and w.c completes the accommodation. The bathroom has also been fully tiled with stylish neutral tiling. There is a loft room accessed via a pull-down ladder, which our clients have fully boarded and insulated and which is currently used as an office/hobby room and the boiler is also located in this space. There is a further electric supply.

Externally, the property provides a large corner plot with extensive parking for several vehicles. Our current owners have created a low maintenance outdoor space which includes a raised gravelled area ideal for outdoor dining, a covered outside space, complete with synthetic lawn, ideal for enjoying the outdoors even on rainy days and all secured behind newly fitted fencing.

Viewings of this delightful bungalow, offered for sale CHAIN FREE and located near the village of Shevington with ideal motorway access, are now recommended.

