



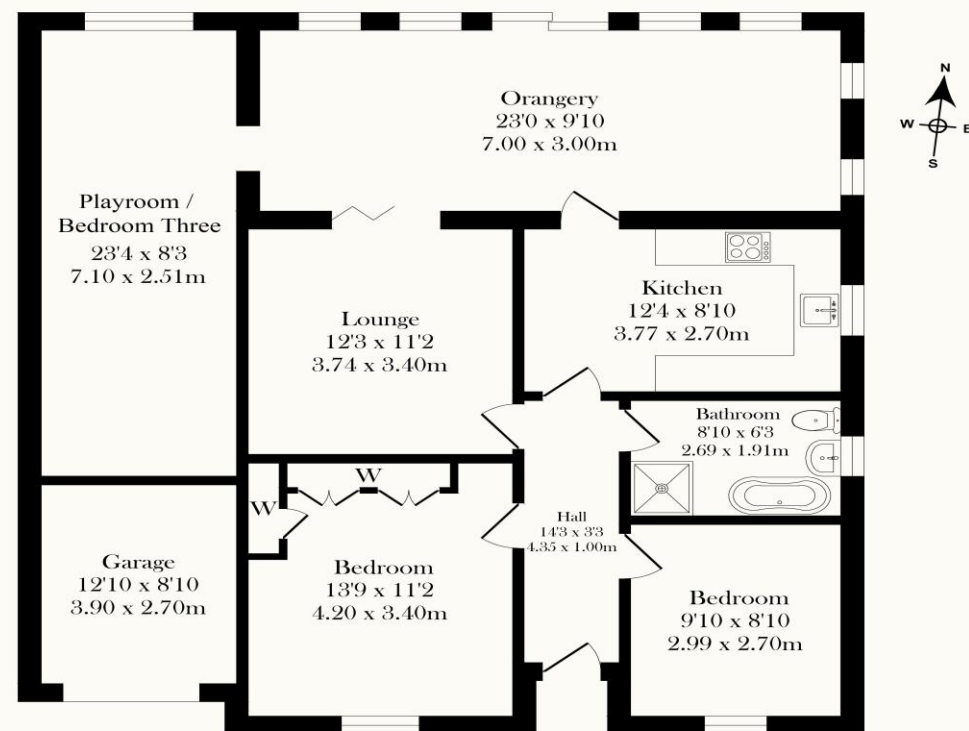
# TRACY PHILLIPS

## Estates



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Approx. Floor  
Area 114.3 Sq.M  
(1230 Sq.Ft.)

**Total Approx. Floor Area 114.3 Sq.M. (1230 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
69	C		
84	B		



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Asking Price: £340,000

Coniston Avenue, Orrell



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True bungalows are highly sought after and difficult to find, particularly ones that are in such good condition and as well presented as this lovely family home. Completely recrafted, redesigned and renovated by the current owners they have created a quite wonderful home, with care and attention to detail. The standard and level of presentation are impressive. The property rests on a private plot and benefits from a beautifully landscaped private rear and side garden.

The traditional double fronted property features accommodation, which extends to approximately 1230 sq ft and briefly comprises of an entrance hallway featuring a pretty leaded light door, and tiled flooring. Leading from the hallway there is access to the two front double bedrooms, both of which are beautifully presented and feature solid wood flooring. The hallway leads through the home in to a stunning bathroom suite comprising of a four piece suite including a panelled bath, large separate shower, wash hand basin and w.c Travertine tiling completes the stylish finish. The solid wood kitchen leads off the hallway and is fitted with an excellent range of wall and base units and includes a breakfast bar, perfect for informal dining, double ovens and electric hob, integrated fridge/ freezer and pan drawers finish the room, which leads in to the rear of the home which has been tastefully extended to create a true heart of the home, and incorporates a wonderfully sociable family orangery. This beautiful room overlooks the gardens and is filled with natural light, perfect for dining and family gatherings. A stunning lantern roof floods the room with natural light and is warmed by an attractive wood burning stove. There is also an additional reception room which leads off from the orangery and is currently used as a playroom but would equally as well as a home office and a further cosy lounge, perfect for Winter's evenings.

The gardens from this property are equally as beautifully mastered and tended. Highlights include a large covered pergola, perfect for al fresco dining, patio area which is another ideal spot to enjoy the outdoor area. There are lawns, mature planting which offers privacy as it is not directly overlooked. There is also a fabulous side garden, with a further and a wooden store ideal for storing outdoor items. The external space to the front of the home provides double access for off road parking and access to the garage.

Orrell village is a short walk away with a wealth of shops, eateries and facilities. The thriving village centre features great local shops, bars and eateries with excellent motorway and rail access and yet equally a short stroll will take you to the beautiful Orrell Water Park.

Viewings of this lovely, ready to move in to bungalow are recommended to appreciate the stylish, modern and beautiful accommodation.

