



3 DRAPERS CLOSE  
WARMINGTON  
PE8 6UQ

£335,000

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



An established, well-presented, detached bungalow with three bedrooms, garage and garden, set within a popular village with shop and pub. No onward chain.

- Three bedrooms • Garage and parking • Front and rear gardens • Double glazed and central heating • No chain





An established three-bedroom detached bungalow with well-presented accommodation that benefits from central heating and uPVC double glazed windows.

The front door opens to the porch which then leads through to the hall. The large, dual aspect lounge diner is to one side and has a view over the front and rear gardens.

The kitchen has been re-fitted with a range of wall and base units with worksurfaces over. There is an electric oven and hob, with an extractor hood above. The washing machine and fridge freezer are included in the sale. A door leads into the conservatory which is sufficiently large to offer space for formal dining and relaxation, if desired. Doors open to the garden.

The three bedrooms are set along the inner hall. There are two double bedrooms, one with a view to the front and the other with a view over the rear garden. The third bedroom is a single room and could serve as a useful study. The bathroom offers a bath with shower over and a wash basin. The WC is separate.

The bungalow sits back from the roadside behind an open front garden. A paved path leads from the front door to the drive, which offers parking in front of the garage., which is accessed via a roller door and has power and light connected.

The rear garden is low maintenance offering a large patio that captures the afternoon and evening sunshine.

Services - Mains water, drainage and electricity. Oil-fired central heating. EPC Band E. Council Tax Band C. Tenure Freehold with vacant possession.

An established, well-presented, detached bungalow with three bedrooms, garage and garden, set within a popular village with shop and pub. No onward chain.

Hall | Lounge / diner | Kitchen | Conservatory  
Three Bedrooms | Bathroom  
Front & Rear Gardens | Garage | Parking



## Additional Information

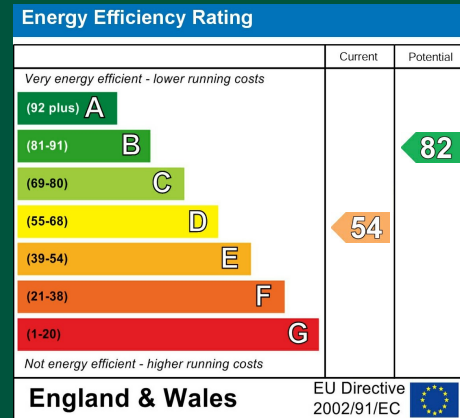
Council Tax Band- C

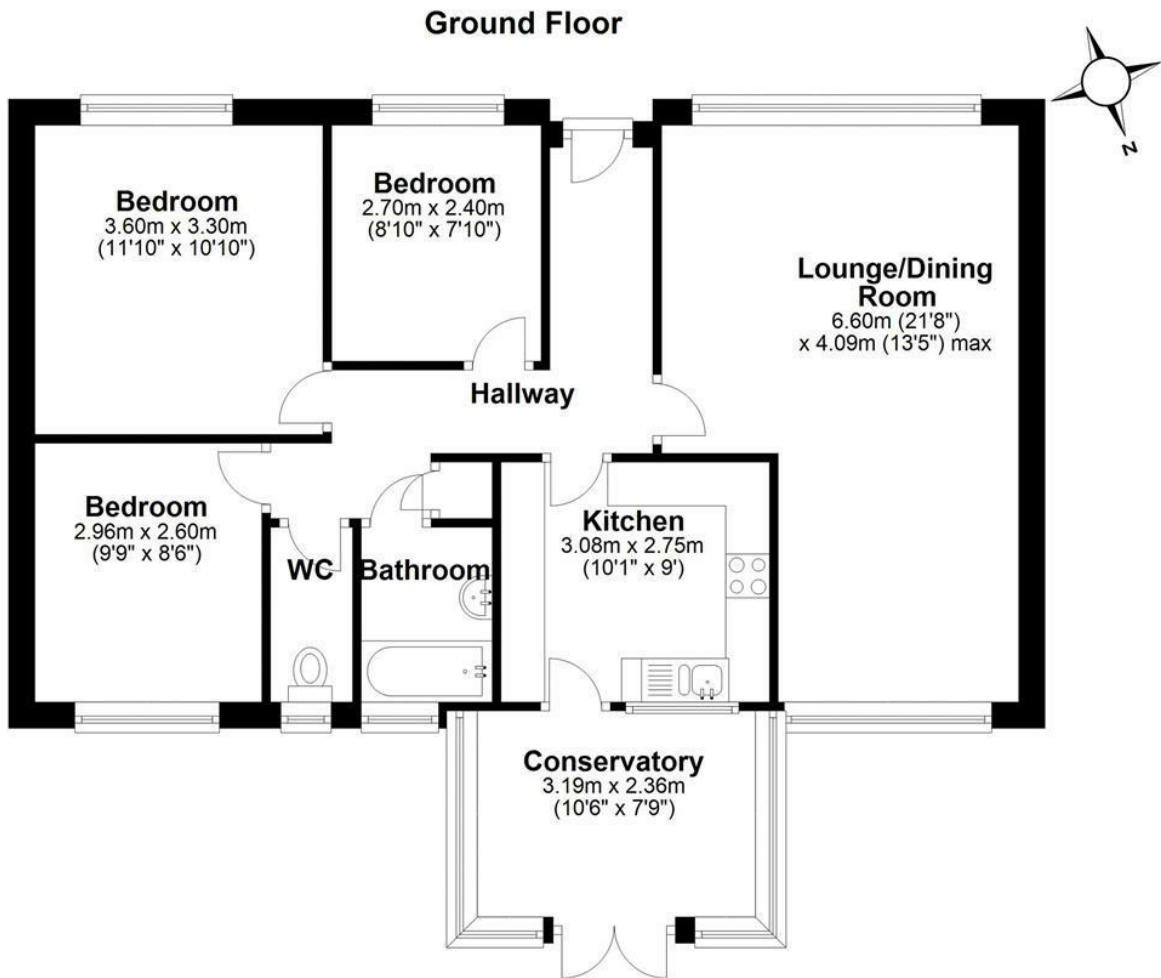
EPC Rating - E

Tenure- Freehold

Viewings- Strictly by appointment with Woodford & Co.

Telephone 01832 274732





**Total Approx Gross Internal Floor Area = 82 sq/m (884 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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