

38 Coach House Drive, Shevington

**Price
£174,995**



BorronShaw

Your local Estate Agent

Immaculately presented Semi Detached True Bungalow, located in a quiet area of Shevington.

Internally the Bungalow offers light, spacious living and features Entrance Porch, Entrance Hall, Lounge, Kitchen/ Dining Room, Three Bedrooms with the Master Bedroom having fitted wardrobes and a Modern Bathroom. Externally the Front of the bungalow has a low maintenance garden area with a long driveway running to the side of the bungalow offering off road parking for a number of vehicles and leading to the Detached Single Garage. At the rear of the Bungalow there is a god sized garden.

The Bungalow is ideally located within Shevington for the areas shops and amenities.
Energy Rating D

Orrell
01695 632 123
www.borronshaw.co.uk

Entrance Porch

Accessed via UPVC part glazed entrance door, ceiling light point.

Entrance Hall

Two ceiling light points, wood effect flooring, access to loft.

Lounge 4.69m x 3.40m (15'5" x 11'2")

Window to front elevation, coved ceiling, ceiling light point, living flame gas fire, radiator, wood effect flooring.

Kitchen/ Dining Room 7.12m x 3.41m (23'4" x 11'2")

Window to rear elevation, fitted kitchen with range of base and wall units, contrasting work surface, single drainer stainless steel 1½ bowl sink unit with mixer tap over, electric cooker point, stainless steel chimney style cooker hood, plumbing for automatic washing machine, plumbing for dishwasher, spot lighted ceiling, tiled floor, rear exit door leads into rear garden.

Dining area features radiator, ceiling light point, wood effect flooring.

Bedroom One 3.27m x 3.24m (10'9" x 10'8")

Window to front elevation, fitted wardrobes, coved ceiling, ceiling light point, radiator, carpet.

Bedroom Two 3.96m x 3.25m (13'0" x 10'8")

Window to side elevation, coved ceiling, ceiling light point, radiator, carpet.

Bedroom Three 2.26m x 1.97m (7'5" x 6'6")

Window to side elevation, coved ceiling, ceiling light point, radiator.

Bathroom 2.19m x 1.91m (7'2" x 6'3")

Window to side elevation, white suite comprising panelled bath with shower over, WC, wash basin, heated towel rail, tiled walls, extractor fan, tiled floor, spot lighted ceiling.

Garage

Detached Garage, up and over doors.

External

The front of the bungalow has a low maintenance decorative slate garden area, a paved driveway offers off road parking for a number of vehicles and runs to the side of the bungalow leading to the detached garage.

The rear of the bungalow has a good sized lawned garden with fence boundaries, garden shed and water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	65	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
	59	79
England & Wales	EU Directive 2002/91/EC	

MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com