



Park Avenue, South Kirkby

£210,000


MARTIN & CO

Park Avenue, South Kirkby

Bungalow - Detached
3 Bedrooms, 1 Bathroom

£210,000

- DETACHED BUNGALOW
- IN NEED OF UPDATING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY PARKING
- MAJORITY DOUBLE GLAZED
- GAS CENTRAL HEATING (BACK BOILER)
- LOVELY GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

We recommend an early viewing to appreciate the position and space offered by this DETACHED BUNGALOW. Owned since new and for around 70 years, the property is now in need of updating and improvement, but represents a great opportunity to make a lovely FAMILY HOME for the new owners.



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Park Avenue is a well regarded cul de sac location in South Kirkby, close to local amenities, but tucked away. Properties in this location are rarely available.

The accommodation comprises:
All on the ground floor - Entrance hall, living room, two double bedrooms, one single bedroom, snug/dining room, kitchen, bathroom.
Outside there is a garden to the front, driveway

offering off road parking, garage, store, and mature garden to the rear.

No onward chain.

ENTRANCE HALL
Glazed double doors open into a hallway which leads around to the bedrooms and living accommodation.

LIVING ROOM
With walk in bay window to the front elevation. Tiled fireplace and hearth.

SNUG/DINING ROOM
With window to the side elevation. Open to the kitchen. Fireplace housing the back boiler.



KITCHEN

Situated at the rear of the house and also having access from the driveway. Glazed door with side panel opening onto the rear garden. Extended from the original build, the kitchen is in particular need of improvement. Pantry/store cupboard. Single glazed window overlooking the rear garden.

BEDROOM

Double bedroom with walk in bay window to the front elevation.

BEDROOM

A further double bedroom with window overlooking the rear garden.

BEDROOM

The third bedroom is a single room, with window to the side aspect.

BATHROOM

With separate bath and shower cubicle with electric shower. Pedestal wash hand basin and w.c. Window to the rear elevation.

OUTSIDE

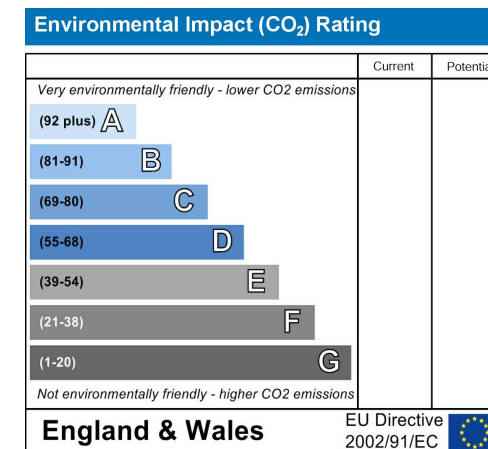
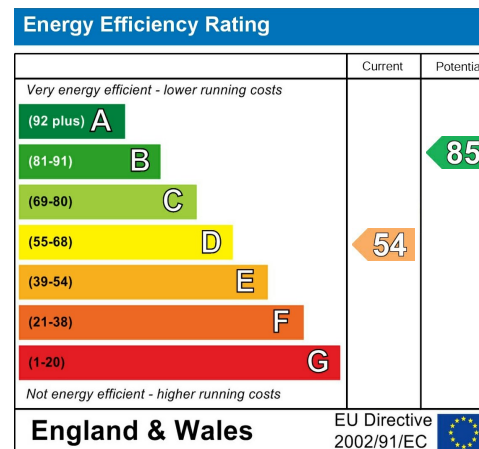
To the front the property is a brick built boundary wall, enclosing a lawned garden with mature shrubs. Path to the front entrance. Driveway running the length of the property to the side entrance and garage, which has an up and over door and also benefits from pedestrian access via the rear garden. Brick built

garden store.

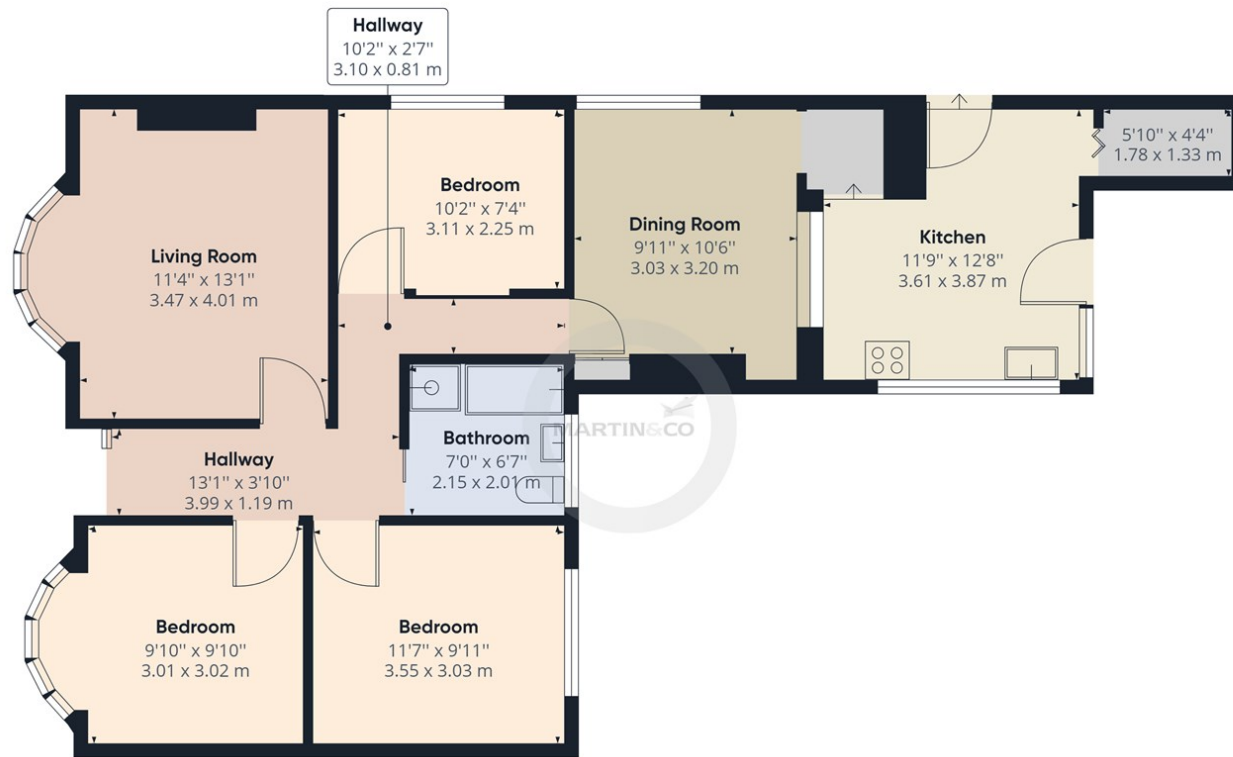
The rear garden is a particular feature of the property with lawn, mature shrubs and trees, with a secret garden at the very rear offering a secluded spot for relaxing.

AGENT NOTES

Majority double glazed.
Mains gas, electric and drainage.
Central heating provided by a back boiler.
Council tax band C.







Approximate total area⁽¹⁾
896.66 ft²
83.30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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