

FOR SALE



Sheepwalk Lane, Townville

3 Bedrooms, 1 Bathroom, Detached Dormer Bungalow

Offers In Excess Of £200,000


MARTIN&CO



- SCOPE TO MODERNISE
- THREE BEDROOM DORMER BUNGALOW
- GOOD SIZE REAR GARDEN
- DRIVEWAY AND GARAGE
- POPULAR LOCATION, CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- GOOD SIZE ACCOMMODATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MAIN DESCRIPTION

Boasting a GOOD SIZE PLOT, this THREE BEDROOM DORMER BUNGALOW is in NEED OF SOME UPDATING.

Situated in this POPULAR RESIDENTIAL AREA, close to LOCAL AMENITIES and TRANSPORT FACILITIES.

The property boasts Gas central heating and partial double/secondary double glazing.

Briefly comprising: Entrance hallway, lounge opening to dining room, kitchen, bedrooms two and three, bathroom and a separate WC to ground floor. First floor: Landing with doors to: Master bedroom, storage cupboard and a walk-in storage room housing the central heating boiler and a radiator with door access into the eaves for additional storage. Driveway and garden to the front, attached garage with up and over doors to front and rear. To the rear is a good size, enclosed and private garden with terrace and steps leading down to the lawn with a variety of shrubs and plants and a pathway leading to additional garden area. EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT.

ENTRANCE HALLWAY

A front entrance door leads into the hallway with two useful storage cupboards, a central heating radiator and understairs storage cupboard. Stairs lead up to the first floor. Doors to:

LOUNGE 11' 11" x 13' 1" (3.64m x 3.99m)

A fire surround with decorative grate, central heating



radiator and secondary double glazed window to front. Opening to:

DINING ROOM 7' 11" x 10' 9" (2.42m x 3.30m)

Central heating radiator and secondary double glazed French doors to rear.

KITCHEN 9' 4" x 10' 9" (2.85m x 3.30m)

Wall and base cupboards with stainless steel sink unit and mixer tap. Plumbing for washer, gas and electric cooker points and space for fridge. Central heating radiator and a secondary double glazed window to rear. A rear entrance door.

BEDROOM TWO 9' 10" x 13' 0" (3.00m x 3.98m)

A double room with central heating radiator, two wall light points and secondary double glazed window to rear.

BEDROOM THREE 10' 0" x 6' 9" (3.05m maximum x 2.08m maximum)

Built-in storage with hanging rail, central heating radiator and secondary double glazed window to front.

BATHROOM 6' 5" x 6' 3" (1.97m x 1.91m)

A bath with shower over and a pedestal hand wash basin. Heated towel rail, partial tiling to walls and an obscure single glazed window to side.



SEPARATE WC 6' 5" x 2' 11" (1.97m x 0.89m)

A low level flush WC and obscure, single glazed window to side.

FIRST FLOOR

LANDING

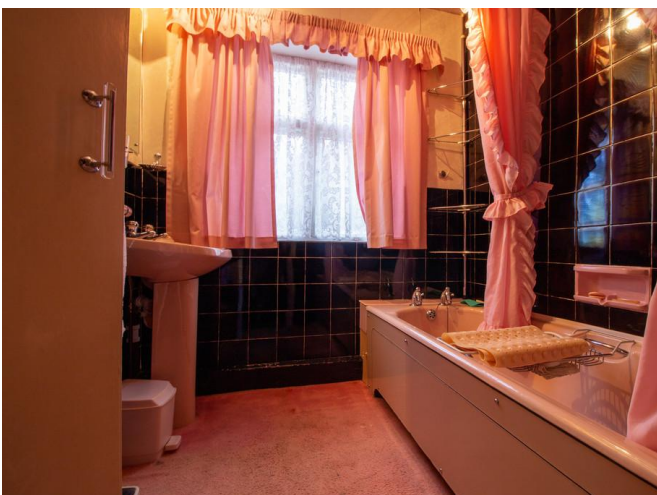
A walk-in storage cupboard housing the central heating boiler and a radiator, with a door leading into the eaves for additional storage. Storage cupboard and door to:

MASTER BEDROOM 9' 8" x 16' 3" (2.96m x 4.97m to wardrobe fronts)

Built-in wardrobes, central heating radiator and double glazed window to rear with extensive views.

EXTERIOR

To the front is a lawn and beds of established shrubs and plants. A driveway providing parking and leading to the attached garage with up and over doors to the front and the rear, giving access to the rear garden. A path to the side leads in to the good size rear garden with raised Terrace and steps leading down to a lawn with beds containing a variety of shrubs and bushes. A pathway leads to an additional area of garden.





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