



88 Muxton Lane, Muxton, Telford.

Offers in the region of **£229,950**

This lovely two Bedroom semi-detached bungalow occupies a good sized plot and provides a real cottage-style feel. Being situated on the semi-rural Muxton Lane means it is within easy reach of local amenities, transport links, schools and countryside walks alike. Within walking distance to the Shropshire Golf Club. Benefitting from No Upward Chain, the decoration is neutral throughout and ready for the next owner(s) to make it their own!

Briefly comprising Entrance Porch, Hallway, Lounge, (with door out to the garden) Kitchen, (with pantry) Two Bedrooms and Family Bathroom (with roll top bath and separate shower), externally there are gardens to the front and rear and a block paved driveway providing parking for two vehicles. Gas C.H., uPVC D.G. Potential to convert the loft space (subject to necessary consents) EPC Rated Council tax band B

88 Muxton Lane Muxton Telford Shropshire

Property entered via front door into

Entrance Porch 3' 1" x 3' 2" (0.94m x 0.96m)
Door into Hallway and door into walk-in storage cupboard.

Bedroom 1 11' 3" x 10' 9" (3.43m x 3.27m)

Bedroom 2 11' 9" x 6' 8" (3.58m x 2.03m)

Family Bathroom 7' 9" max x 4' 9" (2.36m x 1.45m)

Kitchen 7' 9" x 8' 9" (2.36m x 2.66m)

Pantry 4' 2" x 2' 4" (1.27m x 0.71m)

Lounge 15' 9" x 12' 4" (4.80m x 3.76m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front of the property is an attractive well maintained garden being mainly laid to lawn with hedging. Gravelled area with paved pathway to and from the driveway.

Block paved driveway to the side providing off road parking for two vehicles. Enclosed rear garden being private and having a lawned area and pleasant paved patio area. Pedestrian access gate.

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling and any other items are approximate and responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The various symbols and abbreviations used here are explained in the legend on the reverse side of the plan.
Map with Design 12345

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PROPERTY



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