



 **2**
Bedrooms

 **1**
Bathroom



This charming 2-bedroom bungalow in Hindley Green offers a comfortable living space with a modern kitchen-diner, a spacious garden, and off-road parking. The property features a well-equipped kitchen with an oven/hob and benefits from gas central heating with a combi boiler. Ideal for those seeking a cozy home in a peaceful location.

Located in the tranquil area of Hindley Green, this 2-bedroom bungalow at Kenilworth Drive offers a practical and comfortable living environment. The property features one bathroom and a reception room, providing ample space for relaxation and daily activities. The kitchen-diner is well-appointed with modern appliances including an oven and hob, making it a functional space for meal preparation and dining. The gas central heating system, powered by a combi boiler, ensures a warm and energy-efficient home.

The bungalow's layout includes a cozy living room with a fireplace, providing a focal point for the space. The bedrooms are well-sized, offering comfortable accommodation. The bathroom is equipped with a shower, toilet, and sink, all finished in neutral tones.

Outside, the property boasts a generous garden, perfect for outdoor activities and gardening. The garden is complemented by a patio area, ideal for outdoor dining and entertaining. Off-road parking is available, providing convenience and security for vehicle owners.

Hindley Green is a well-connected area with access to local amenities and transport links. The surrounding area offers a range of shops, schools, and recreational facilities, making it a convenient location for residents. The property is situated in a peaceful neighborhood, offering a quiet retreat from the hustle and bustle of city life.

Overall, this bungalow presents a practical and comfortable living space, ideal for individuals or small families seeking a home in a serene location. The combination of modern amenities and a convenient layout makes it a desirable property in the Hindley Green area.

INTERIOR

Entrance Hall – A welcoming entrance accessed via a UPVC double-glazed front door, finished with stylish laminate flooring and a radiator, setting the tone for the rest of the home.

Lounge (13'7" x 11'7") – A bright and inviting living space, enhanced by a UPVC double-glazed bay window that fills the room with natural light. Finished with modern laminate flooring and a radiator, perfect for relaxing or entertaining.

Kitchen/Diner (15'6" x 11'9") – A spacious and well-appointed heart of the home, featuring a range of fitted units and worktops, integrated gas hob, electric oven, and extractor hood. With two UPVC double-glazed windows, a breakfast bar, and ample space for dining, this room is ideal for both everyday living and hosting guests. Additional benefits include plumbing for a washing machine, a radiator, and a combination boiler.

Conservatory (12'7" x 6'2") – A fantastic addition providing extra living space, with UPVC double-glazed windows and doors overlooking the garden. Complete with tiled flooring and a radiator, making it usable all year round.

Bedroom One (11' x 12'2") – A generous double bedroom with a UPVC double-glazed window and radiator, offering a comfortable and peaceful retreat.

Bedroom Two (8'9" x 9'9") – A well-proportioned second bedroom, ideal as a guest room, nursery, or home office, with a UPVC double-glazed window and radiator.

Bathroom – A modern and well-presented suite comprising a double shower cubicle, W/C, and hand wash basin, complemented by fully tiled walls and flooring. Finished with a chrome heated towel rail and a UPVC double-glazed window.


EXTERIOR

Front Garden – An attractive frontage with a block-paved driveway providing ample off-road parking for multiple vehicles, alongside a low-maintenance stoned area. Gated side access leads to the rear garden.

Rear Garden – A beautifully maintained and fully enclosed garden, featuring a flagged patio area perfect for outdoor dining, landscaped sections, and raised flower beds—ideal for enjoying outdoor living.

Detached Garage – A valuable addition offering further storage or parking, complete with an up-and-over door and window.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Kenilworth Drive, Hindley Green, WN2

