





TANGLEWOOD, WERRINGTON, PE4 5DH

£279,000

A delightful, detached family home set within a popular established development, having been in the same ownership for almost forty years, a truly rare opportunity. With three bedrooms, two receptions rooms, double width parking and good-sized rear gardens.

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ACCOMMODATION

Set toward the end of a small enclave, you approach the neat frontage with long lawns and double width parking, crossing the extended driveway and under the canopy storm porch, with part glazed UPVC entrance door opening through to:

ENTRANCE HALL
A warm and welcoming reception greets you, with stairs leading to the first-floor accommodation, handy storage cupboard, radiator and power points.

SITTING ROOM
16'9 x 9'8 a long light sitting room, bright and inviting with UPVC window to the front aspect and UPVC French doors opening onto the rear gardens, radiator, power points and TV point.

DINING ROOM
7'8 x 10'8 a versatile reception room a neat home office, playroom or dining with UPVC window to the front aspect, radiator and power points.

CLOAKROOM
With frosted UPVC window to the rear aspect, comprising a two-piece suite, low level WC and wash hand basin, finished with tiled flooring.

KITCHEN
7'7 x 9'11 with UPVC window to the rear aspect and part glazed UPVC door to the side aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, cooker space with extractor fan, plumbing and space for washing machine, integrated dishwasher and integrated fridge, power points and tiled effect flooring.

LANDING
A light landing with UPVC window to the rear aspect, recessed airing cupboard and further recessed storage cupboard, loft access and power points.

BEDROOM
10'6 x 8'8 (min) 11'6 (max) a good double bedroom with UPVC window to the front aspect, built in double wardrobe and overhead storage units, radiator and power points.

BEDROOM
10'10 x 9'10 another double bedroom with UPVC window to the front aspect, built in wardrobes with hanging rails and shelving, radiator and power points.

BEDROOM
7'6 x 7'10 with UPVC window to the rear aspect, built in double wardrobe, radiator and power points.

BATHROOM
With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and curved panel bath with electric shower over, ½ tiled walls, chrome heated towel rail and tiled flooring.

OUTSIDE
A fantastic location within a small and popular enclave, long lawn to the front with inset shrubs and double width driveway leading to SINGLE GARAGE with up and over door, power and light connected. Gated side access leading to the rear gardens which are enclosed by brick wall and fencing, laid to lawn with mature well stocked shrub borders extended patio seating area, outside lighting and outside power points









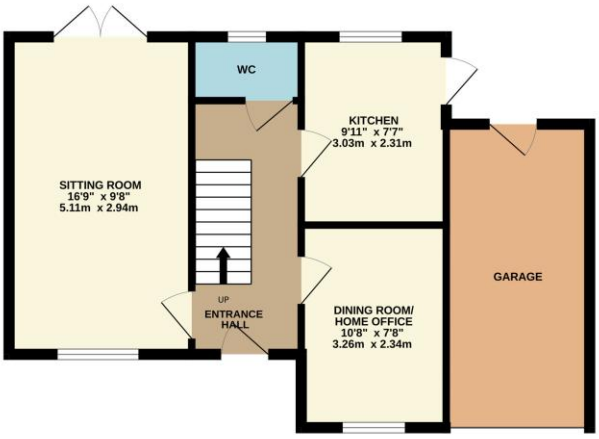




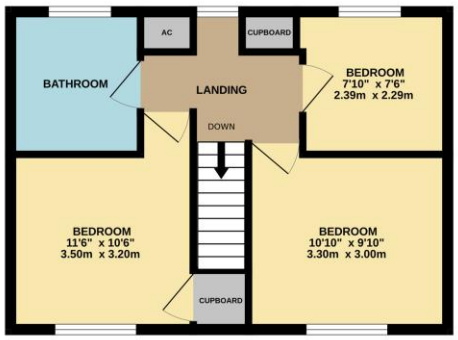




GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



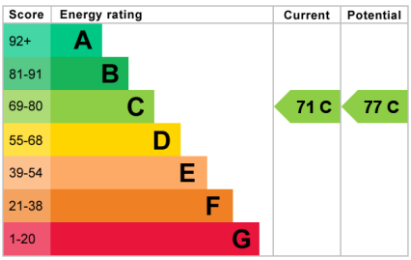
1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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