

HARWOOD

THE ESTATE AGENT

01952 881010

9 Arran Way, Muxton TF2 8PL



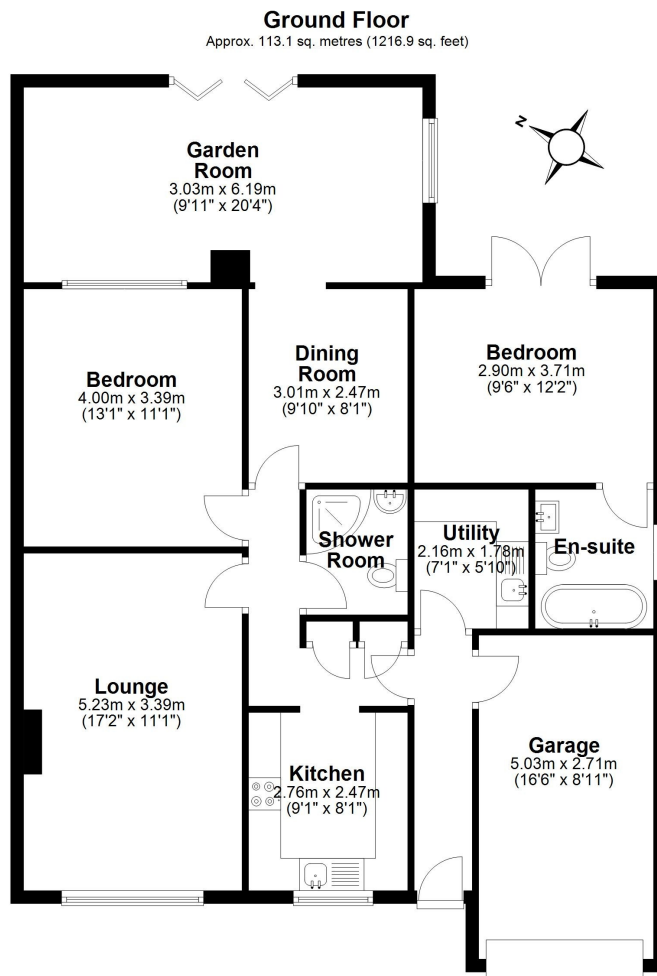
£ 2 9 5, 0 0 0 region

This two bedroom detached bungalow sits in a tucked away location at the end of a cul de sac. The local medical practice is within walking distance and there are many amenities on offer within a short drive. The property offers spacious and well-planned accommodation throughout, including a generous lounge, fitted kitchen with adjoining dining room, and a superb garden room overlooking and opening onto the rear garden – ideal for relaxing or entertaining. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom, in addition to a separate shower room. A useful utility room adds further practicality. Externally, the bungalow enjoys gardens, driveway parking and a detached garage, making this a superb opportunity for those seeking comfortable single-level living in a peaceful yet convenient location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

Tenure Freehold

Council tax Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 17th September 2026