





3 Burtondale Road

- WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF CROSSGATES
- GENEROUS LOUNGE FEATURING A FIREPLACE & BAY WINDOW
- GARAGE AND DRIVEWAY
- SPACIOUS REAR GARDEN
- NO ONWARD CHAIN

We are delighted to present this well presented two bedroom semi detached bungalow, ideally situated within the sought after village of Crossgates. This charming home offers a generous lounge complete with a feature fireplace and an attractive bay window, creating a light and inviting space perfect for relaxing or entertaining. The thoughtfully arranged layout includes two well-proportioned bedrooms, a modern kitchen, and a bright bathroom, offering comfortable single-level living well suited to a range of buyers. The property exudes a sense of warmth and practicality, making it an ideal choice for those seeking a peaceful lifestyle in a desirable location.



Externally, the bungalow benefits from a private driveway providing convenient off street parking, as well as a detached garage for additional storage or vehicle security. The spacious rear garden is a particular highlight, offering a tranquil outdoor retreat with ample room for gardening, al fresco dining, or simply enjoying the fresh air. Offered to the market with no onward chain and close to local amenities and transport links, this property combines comfort, convenience, and an enviable village setting. Early viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.



GROUND FLOOR

Hallway

9' 6" x 3' 7" (2.90m x 1.10m)

Kitchen

11' 2" x 7' 10" (3.40m x 2.40m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Lounge

16' 9" x 14' 1" (5.10m x 4.30m)

Bedroom One

12' 2" x 12' 2" (3.70m x 3.70m)

Bedroom Two

9' 2" x 8' 6" (2.80m x 2.60m)

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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