



Briary View | Madeley | Cheshire | CW3 9PA

£400,000

**RECENTLY MODERNISED DETACHED BUNGALOW, STUNNING VIEWS, NO UPWARD CHAIN.**

This recently modernised and spacious detached bungalow occupies a prime position with a generous plot boasting countryside views on the periphery of Madeley Village. The accommodation comprises, entrance hall, fitted kitchen/diner, 26ft lounge, three double bedrooms and a bathroom with a modern white suite. Gas central heating, upvc double glazing, driveway providing ample parking for several vehicles, garage, paved patio and gardens with stunning views of the neighboring countryside. Viewings are strongly recommended.



## Property Description

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The accommodation comprises, entrance hall, fitted kitchen/diner, 26ft lounge, three double bedrooms and a bathroom with a modern white suite. Gas central heating, upvc double glazing, driveway providing ample parking for several vehicles, garage, paved patio and gardens with stunning views of the neighboring countryside.

### ENTRANCE HALL

Entrance door, tiled floor and upvc double glazed windows to the front elevation.

### KITCHEN/DINER

21' 10" x 10' 9" (6.65m x 3.28m) Recently fitted with a modern range of base units drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and stainless steel extractor hood. Integral dishwasher and fridge, two radiators, tiled floor, part tiled walls, entrance door and upvc double glazed window to the rear elevation.

### LOUNGE

26' 1" x 12' 9" (7.95m x 3.89m) Radiator, upvc double glazed windows to the front and rear elevations.

### INNER HALLWAY

Loft access, radiator, walk in utility cupboard with plumbing for a washing machine.

### MASTER BEDROOM

14' x 10' 10" (4.27m x 3.3m) Radiator and upvc double glazed window to the rear elevation.

### BEDROOM TWO

11' 10" x 8' 11" (3.61m x 2.72m) Radiator and upvc double glazed window to the front elevation.

### BEDROOM THREE

10' 9" x 8' 3" (3.28m x 2.51m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) Recently fitted with a white three piece suite comprising, "P shaped" panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Heated towel rail, tiled floor, part tiled walls and upvc double glazed window to the rear elevation.

### EXTERIOR

To the front of the property there is a gravel driveway providing ample parking for several vehicles and leading to a garage with remote roller door, power and lighting.

To the rear of the property there is a paved patio and large lawn gardens, extending to three sides and boasting stunning views of the neighboring countryside.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements