



Maria B Evans Estate Agents Limited

68 Richmond Road, Ecclestone, PR7 5SR

Guide Price of £145,000



- Delightful semi detached dormer bungalow
- Three good sized bedrooms
- Two reception rooms
- Well appointed modern kitchen
- Fully tiled shower room
- Gardens to front and rear
- Easy access to the village centre

Located just a short walk from the village centre and all its amenities, this three bedroom semi detached dormer bungalow offers delightfully presented accommodation to include two reception rooms, a well appointed kitchen, a single garage plus front and rear gardens.

The Upvc door with decoratively etched insert and opaque side window opens into the roomy hallway with turned staircase to the first floor. A further glazed door opens to the spacious lounge with dado rail, a central pendant light, window to the sun room and a gas fire resting on a flagged hearth and concealing the Baxi boiler behind. The kitchen has a window to the side highlighting the modern, white wall and base units with drawer banks. The light grey marble effect work surfaces over have an inset stainless steel single drainer sink unit and a four-ring gas hob with canopy recessed extractor fan over and on the opposite side to the eye-level oven and grill. There is a built-in larder cupboard and plumbing for an automatic washing machine whilst other white goods are housed amongst further cabinets in the sun room off along with ample space for a dining table and chairs and even space for a fridge freezer. The ground floor bedroom has a window overlooking the front garden, a pendant light and central heating radiator. Completing the ground floor accommodation is the fully tiled shower room has a one and a half sized glass cubicle with Mira Sport electric shower unit, a vanity set white wash basin and a low flush w.c.

The first floor accommodation comprises two double bedrooms - one to the front having a linen cupboard housing the lagged hot water cylinder tank and one to the side with eaves storage cupboards.

Outside, low level fencing edges the pebbled front garden and the Tarmacadam driveway to the side provides parking for two/three cars and leads to the semi detached single garage/workshop with power, light and currently having a glazed door. A wrought iron gate opens to the rear garden which features a flagged patio abutting the lawn area with rose borders to two sides and a further flagged area for seating and providing the hard standing for the tool shed.

Dimensions:

Hall	2.5m x 2.3m
Lounge	4.7m x 3.0m
Kitchen	3.5m x 2.3m
Sun room	5.0m x 1.8m
Bedroom 3	3.0m x 3.0m
Bedroom 1	4.7m x 3.1m
Bedroom 2	3.0m x 2.2m
Wash room	2.2m x 1.6m

We are reliably informed that the Tenure of the property is FREEHOLD

Viewing is strictly by appointment through Maria B Evans Estate Agents

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.