



St. Johns Close, Crawshawbooth, BB4 8AR

Offers Over £375,000

CHARMING THREE BEDROOM DETACHED TRUE BUNGALOW

Located in the tranquil cul-de-sac of St. Johns Close, Crawshawbooth, just a short walk from Burnley Road, this deceptively spacious three-bedroom detached bungalow offers plenty of single storey family living space with the added potential for developing into modern open plan living. The property boasts a generous driveway, providing ample space for multiple vehicles, along with a detached garage for additional storage or parking.

The property is currently used with two reception rooms, a dual aspect lounge and a separate dining room. The good sized, well-appointed kitchen is designed with a dedicated breakfast bar and integrated appliances. A fitted study/office adds versatility and is perfect for those who work from home or could easily be converted to a play room or dressing room.

The bungalow features three good-sized bedrooms, with the potential of having four, ensuring ample accommodation for families or guests. The main bedroom is complete with an en suite bathroom, fitted wardrobes and a window seat area, whilst a well-designed shower room serves the remaining bedrooms and visitors. The rear garden is laid to lawn and divided into two distinct areas. One half is fully enclosed and completely private providing a delightful outdoor space for children to play or for hosting summer barbecues, whilst the unfenced half allows for uninterrupted views from the lounge across the river and church gardens to the main road beyond.

This individually designed property was built to the current owners' design and is situated in a quiet location with just four other properties surrounded. It combines the best of suburban living with easy access to a variety of village shops, eateries and bars, and local primary school, and is just a few steps from quick public transport links direct to Manchester City Centre.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms And Study
- Two Bathrooms
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

Ground Floor

Hall

24' x 14'9 (7.32m x 4.50m)

A wide L-shaped hall leads from the covered entrance porch via a UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, loft access, spotlights, and doors to two reception rooms, kitchen, three bedrooms, study, shower room and cloakroom.

Reception Room One/Lounge

16'7 x 14'6 (5.05m x 4.42m)

Two glazed entrance doors, UPVC double glazed leaded windows, two central heating radiators, living flame electric fire, marble hearth and surround, wood mantel and UPVC double glazed leaded French doors to rear.

Reception Room Two/Dining Room

12'3 10'6 (3.73m x 3.20m)

UPVC double glazed leaded window and central heating radiator.

Study

6'5 x 4'4 (1.96m x 1.32m)

UPVC double glazed leaded window, central heating radiator, fitted desk and storage.

Shower Room

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed frosted leaded window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, tiled elevation and tiled effect floor.

Bedroom One

13'8 x 12'3 (4.17m x 3.73m)

UPVC double glazed leaded box window, central heating radiator, spotlights, fitted wardrobes to two sides and door to en suite.

En Suite

6'7 x 6'4 (2.01m x 1.93m)

UPVC double glazed frosted leaded window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, corner bath with mixer tap and rinse head, part tile elevation and tile effect floor.

Bedroom Two

14'1 x 9'7 (4.29m x 2.92m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Three

11'10 x 8'11 (3.61m x 2.72m)

UPVC double glazed leaded window and central heating radiator.

Kitchen

15'7 x 9'6 (4.75m x 2.90m)

UPVC double glazed leaded window, central heating radiator, spotlights, wall and base units, granite effect worktops, cornice spotlights, under unit lighting, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, five ring induction, hob, extractor hood, stainless steel splash back, integrated fridge freezer, integrated dishwasher, UPVC double glazed leaded frosted stable door to rear.

External

Front

Laid to lawn garden, stone chips and paved drive leading to single detached garage.

Garage

17'7 x 7'10 (5.36m x 2.39m)

Up and over door, storage, power and UPVC double glazed frosted window.

Rear

Private enclosed laid to lawn gardens, paving and bedding areas.



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