



84 Pentland Avenue

- TWO BEDROOM BUNGALOW
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY

Offers In Region Of £179,950
EPC Rating '68'





Property Description

DESCRIPTION

Set in the peaceful and sought-after area of Clayton, is a beautifully presented two-bedroom detached bungalow offering a perfect blend of modern living and low-maintenance convenience. With a spacious kitchen, living room, bathroom, two great size bedrooms, a private garden, and off-road parking with a garage, this property is ideal for those looking to downsize or enjoy living in a quiet, residential neighbourhood.

ENTRANCE HALL

10' 01" x 7' 08" (3.07m x 2.34m) Accessed via the side door, the entrance hall provides access to all rooms and includes a storage cupboard ideal for coats and shoes as well as loft space, offering both convenience and additional storage.

LIVING ROOM

10' 10" x 17' 01" (3.3m x 5.21m) A great-sized living room with a large front-facing window that fills the space with natural light. Finished in neutral décor with a wood floor throughout and central heating,



this room provides a bright and inviting environment for relaxing or entertaining.

KITCHEN

10' 09" x 8' 11" (3.28m x 2.72m) The kitchen is bright and airy, with windows to the front and side allowing plenty of natural light. It features a range of wall and base units, part-tiled walls, an electric cooker with extractor fan, and a central heating radiator, combining functionality with a welcoming atmosphere.

BEDROOM ONE

A good-sized bedroom with a rear-facing window that fills the room with natural light. Finished with a wood floor and a central heating radiator, this room offers a bright and versatile space.

BEDROOM TWO

A well-proportioned bedroom with a rear-facing window, allowing natural light to brighten the space. Featuring central heating and neutral décor, it provides a versatile and inviting room suitable for a variety of uses.

BATHROOM

5' 06" x 6' 03" (1.68m x 1.91m) The modern bathroom features a three-piece suite, including a white bath with shower, WC, and hand wash basin. A side-facing window provides natural light, while part-tiled walls complete the space with a clean, contemporary finish.

EXTERIOR

The front garden is lawned with a paved and stoned driveway to the side, providing access to the rear garden and garage. The rear garden features a paved path, part lawn, and established trees and planted areas, offering a pleasant and versatile outdoor space for relaxing or entertaining.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		