

DETACHED THREE BEDROOM
TRUE BUNGALOW

GOOD SIZED PLOT

LARGE REAR GARDEN WITH
COUNTRYSIDE VIEWS

GARAGE AND AMPLE OFF
ROAD PARKING

3 FITTED DOUBLE BEDROOMS

EPC = D



A Detached true bungalow offering three bedrooms and good sized living spaces. Situated on Kirkham Road within a large plot, with excellent countryside rear views. The Accommodation briefly comprises of: Porch, Entrance Hall, WC, Lounge, Sun Lounge with office space, Utility Room, Dining Kitchen,, Three Double Bedrooms all fitted, Newly Fitted Shower Room, Integral Garage, Double Glazing and Gas Central Heating, Driveway with ample Off road parking for several cars, large rear garden with countryside views

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Porch

Opaque UPVC double doors to the front. Glazed inner door opens to the entrance hall

Entrance Hall

Well proportioned Entrance Hall. Coved ceiling, laminate flooring, meter cupboard and radiator. Doors to the following rooms:

WC

Front facing obscured window. Wall hung hand wash basin with twin taps, WC with handle flush. Half tiled walls, laminate flooring and radiator.

Lounge 21' 0" x 13' 11" (6.40m x 4.24m)

Front and side facing UPVC double glazed windows. Wood burner effect gas fire with wood surround. Coved ceiling, wall lights and radiator. Wood double doors with side panels open into the sun lounge.

Sun Lounge 13' 4" x 10' 2" (4.06m x 3.10m)

Rear and side facing UPVC double glazed windows. French Front doors to the rear of the property with garden views followed by uninterrupted countryside. Tiled floor and two radiators. Opening to office space with fitted knee hole desk and cabinets.

Utility Room 10' 3" x 6' 8" (3.12m x 2.03m)

Rear facing UPVC double glazed window. Base units with laminate work surface, inset sink and drainer with tap and plumbing for washer and dryer. Door to Integral Garage.

Dining Kitchen 15' 1" x 12' 0" (4.59m x 3.65m)

UPVC double glazed window and exterior door to the rear. Modern fitted kitchen with a range of eye level and base units with gloss doors and contrasting laminate worksurfaces. One and half bowl resin sink drainer with mixer tap. Integrated tall fridge freezer, dishwasher, eye level double NEFF ovens, inset gas hob, and pantry storage. Vinyl tile effect flooring and radiator

Inner Hall

Loft hatch, coved ceiling and radiator. Doors to:

Bedroom One 14' 2" x 12' 1" (4.31m x 3.68m)

Double bedroom. Front facing UPVC double glazed window. Fitted wardrobes and matching bedside units and chest. Coved ceiling and radiator.

Bedroom Two 14' 2" x 10' 2" (4.31m x 3.10m)

Double bedroom. Rear facing UPVC double glazed window. Fitted wardrobes including over bed storage and matching bedside units and chest. Coved ceiling and radiator.

Bedroom Three 12' 0" x 11' 8" (3.65m x 3.55m)

Front facing UPVC double glazed window. Fitted wardrobes and matching bedside units. Coved ceiling and radiator

Shower Room

Side facing obscured UPVC double glazed window. Vinyl flooring. Wood effect walls. Walk in shower with three heads, handle, seat and glass screening. Vanity unit with wash basin and mixer tap. WC with hidden cistern and push plate flush. Chrome heated towel rail.

Integral Garage 15' 5" x 10' 2" (4.70m x 3.10m)

Side obscured window. Front facing up and over garage door. Power and lighting.

Exterior

Very large rear garden with pleasant countryside views. Timber cabins providing external storage. Paved patio and paths. Garage and Driveway to the front providing off road parking for several vehicles



Council Tax Band = E

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

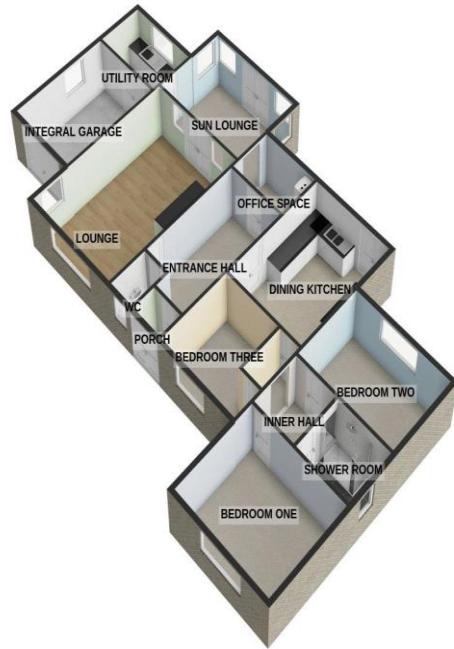


FLOORPLANS

GROUND FLOOR



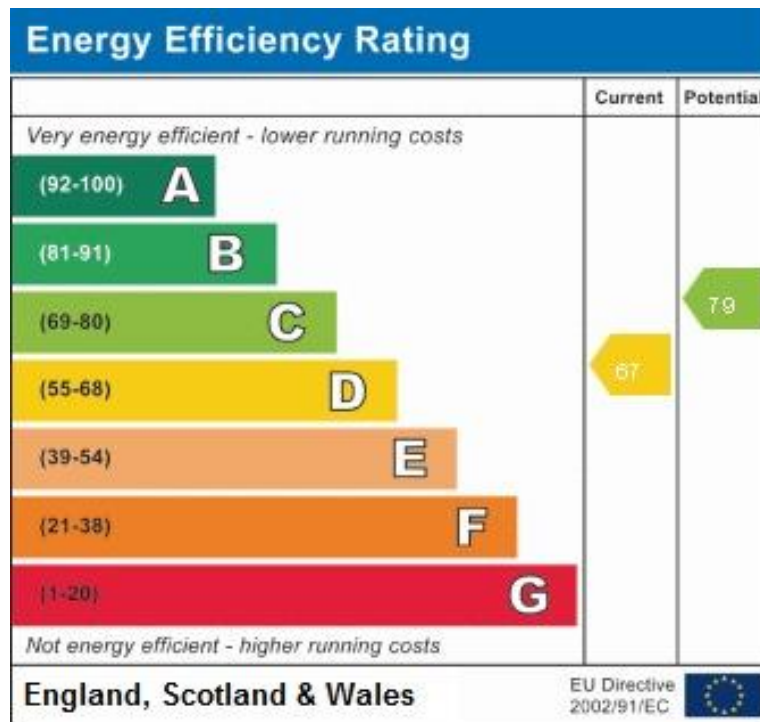
GROUND FLOOR
149.2 sq.m. (1606 sq.ft.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and the plot area are approximate and are intended to assist in the general impression of the property. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC Chart



Address:
Kirkham Road

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