

Situated in the popular location of Peel Common is this two bedroom detached bungalow benefitting from enclosed rear garden, garage and parking and pleasant communal gardens to front. Offered for sale with no onward chain.

The Accommodation Comprises

Obscured UPVC double glazed door to:

Entrance Hall

Storage cupboard with hanging rail, gas and electric meters, further storage cupboard housing Vaillant boiler, radiator.

Kitchen 9' 1" x 8' 4" (2.77m x 2.54m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards, space for washing machine, integrated electric and hob, space for fridge/ freezer, lino flooring, stainless steel sink unit with mixer tap.

Lounge/ Diner 20' 10" x 12' 0" (6.35m x 3.65m) narrowing to 9' 3" (2.82m)

UPVC double glazed window to front elevation, UPVC double glazed sliding doors to rear elevation, gas fireplace, two radiators.

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 10' 8" x 8' 6" (3.25m x 2.59m) maximum measurements

UPVC double glazed window to side elevation, storage cupboard, radiator.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m) plus door recess

Obscured UPVC double glazed window to front and side elevations, low-level close coupled WC, pedestal wash hand basin, panelled bath with shower over, radiator.

Outside

To the front of the property there are well maintained communal gardens, side access to garden via a gate. The rear garden is a delightful feature of the property, enclosed by fence and brick wall, mature shrubs and trees to borders, rear pedestrian gate and courtesy door to garage, with up and over door, power, and parking in front.

General Information

Construction – Traditional

Water Supply – Mains

Electric Supply – Mains

Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: C

Agents Note

The vendor informs us that there is a service/maintenance charge of approximately £620 per annum for the upkeep of the communal areas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

£299,995
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