

3, Upper Croft Close, Brimington, S43 1PJ

£175,000



*** This splendid TWO Bedroomed Detached Bungalow occupies a delightful cul-de-sac position with superb far reaching views over farmland to rear**

*** It is ideally situated for access to the amenities in the village centre and has a low maintenance south facing rear garden**



*** Gas central heating and uPVC double glazing**

*** The remaining accommodation comprises; Lounge, Kitchen, uPVC Double Glazed Conservatory and Wet Room**

*** Outside there is a low maintenance front garden with driveway leading to a brick garage and there is a mainly paved rear garden**



General

Gas central heating
uPVC double glazed windows and doors
Current energy band - D
Gross internal floor area - 64.5 sq m/694 sq ft
Council tax band – C

Entrance Hall

With built-in storage

Living Room 17'6 x 10'11

Having a wall mounted electric fire and uPVC door to Conservatory

uPVC Double Glazed Conservatory 12'6 x 10'2

Kitchen 10'1 x 8'7

Fitted with a range of matching wall and base units with tiled surrounds and complementary work surfaces
Integrated oven and hob with extractor over
Space and plumbing for automatic washing machine
Space for fridge freezer

Bedroom One 11'7 x 10'11

Double room to front aspect

Bedroom Two 8'7 x 7'10

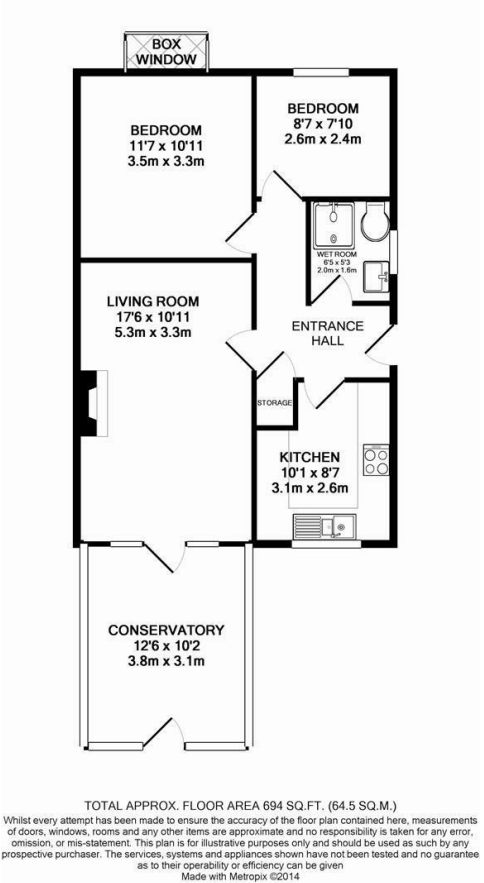
Single room to front aspect

Wet Room

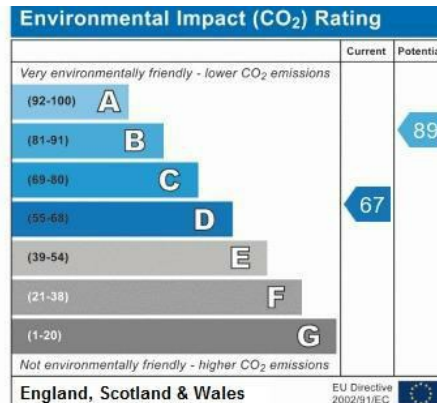
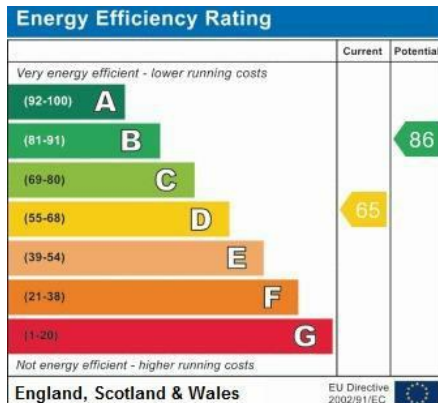
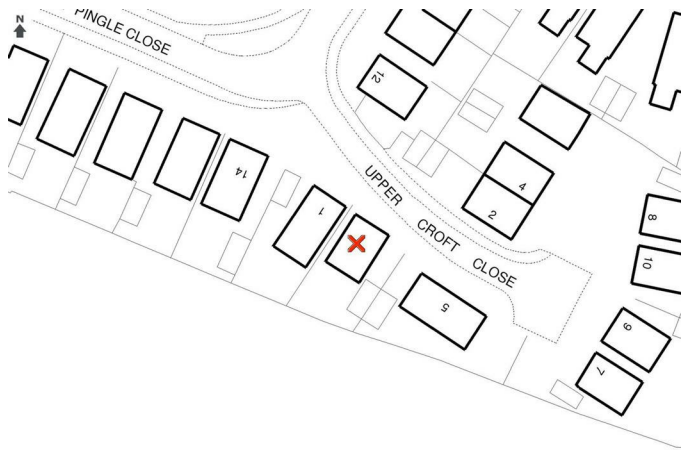
Containing a white suite comprising pedestal wash basin and low flush WC
Electric shower

Outside

The front of the property has a pebbled area with a driveway to the side providing ample off road parking and leading to the semi detached brick garage with electric up-and-over door
The enclosed low maintenance south facing rear garden has superb views over farmland with a paved patio area







VIEWINGS: All viewings are to be arranged through the agent.

Property Misdescriptions Act 1991

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.