

6 Breidden Close Morda SY10 9AH



3 Bedroom Bungalow - Detached
Offers In The Region Of £305,000

The features

- NO ONWARD CHAIN
- EDGE OF VILLAGE LOCATION
- LOUNGE, 3 BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING AND GARAGE
- BEAUTIFULLY WELL STOCKED GARDENS
- EPC RATING AWAITED



***** SPACIOUS THREE BEDROOM DETACHED BUNGALOW *****

An opportunity to purchase this well presented three bedroom detached bungalow offering deceptively spacious accommodation.

Occupying an enviable position on the edge of Morda having ease of access to a wealth of local amenities and the nearby Market Town of Oswestry.

Briefly comprising of entrance hall, lounge, open plan kitchen/ dining room, principal bedroom, two further bedrooms and family bathroom.

Having benefit of off road parking, double glazing, gas central heating and enclosed good sized rear garden perfect for entertaining.

Viewings essential.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular development in the heart of the village of Morda, ideally placed for commuters with ease of access to the A5/M54 motorway network. Morda has excellent local facilities including primary school, church, general store, public house and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find a host of national and independent stores and eateries.

ENTRANCE HALL

Covered entrance with door leading into the Reception Hall. Storage cupboard, door leading into,

KITCHEN/BREAKFAST ROOM

The kitchen has been fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/grill and inset four ring electric hob. Integrated dishwasher with matching fascia panels, further range of wall mounted units, window to the side aspect and door leading into the utility area.

INNER HALLWAY

With space for fridge/freezer and door leading onto rear garden, door to the garage and

UTILITY CUPBOARD

With plumbing for washing machine, undermount ceramic sink with wooden worktop. Loft and access ladder in hallway between bedrooms.

LOUNGE

Naturally well lit with window to the front. Feature fireplace with surround and hearth housing gas fire. Radiator.

BEDROOM 1

With window to the rear aspect with range of fitted units comprising of wardrobes and drawers. Radiator.

BEDROOM 2

With window to the rear aspect leading into the Rear Garden. Radiator.

BEDROOM 3

window to the side aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of shower cubicle, bath, wash hand basin and WC. partially tiled walls and vinyl flooring, radiator.

OUTSIDE

Driveway with parking to the front aspect leading to

the garage and entrance door. Area laid with lawn and range of specimen trees and shrubs. Access gate leads into the Rear Garden.

The rear garden has a paved patio perfect for entertaining with friends and family. Area laid with lawn and flower borders with range of established shrubs. Enclosed with fencing.

GARAGE

With up and over door to the front aspect, combi boiler, lighting and power sockets.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains services are connected. The property also benefits from Fibre Broadband.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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