



**STAPLETON
DERBY**



51 Rookery Drive

, Rainford, WA11 8BA

£265,000



2



1



2



C

51 Rookery Drive



Description

NO UPWARD CHAIN INVOLVED! An exciting opportunity to acquire a fully refurbished modern two bedroom bungalow. Benefiting from a gas central heating system and double glazing. The accommodation briefly comprises of: spacious lounge, fitted open plan kitchen/diner which includes integrated appliances, fridge freezer, washer, and underfloor heating, two bedrooms and modern bathroom. Externally there are gardens to the rear, with open views and south facing with a driveway providing ample parking. Viewing is essential to appreciate this lovely home. FREEHOLD.

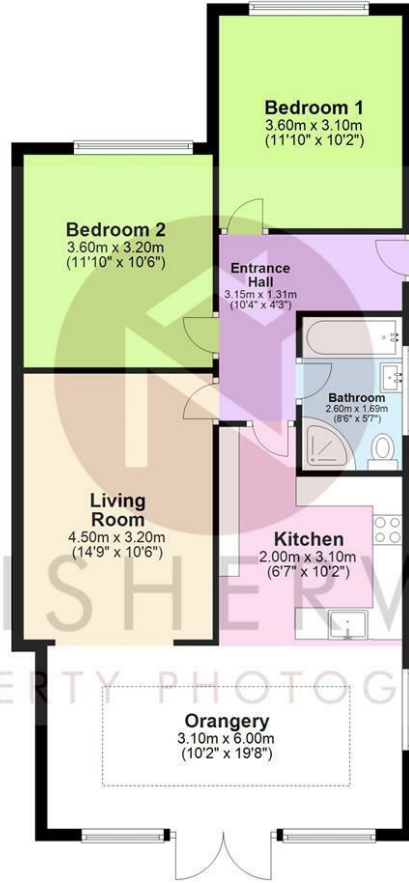
- FREEHOLD
- COUNCIL TAX C
- TWO BEDROOMS
- LOUNGE
- OFF ROAD PARKING
- EPC C
- SEMI DETACHED EXTENDED BUNGALOW
- BATHROOM
- OPEN PLAN KITCHEN DINER
- VIEWING RECOMMENDED





Ground Floor

Approx. 80.3 sq. metres (864.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
Plan produced using PlanUp.

Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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