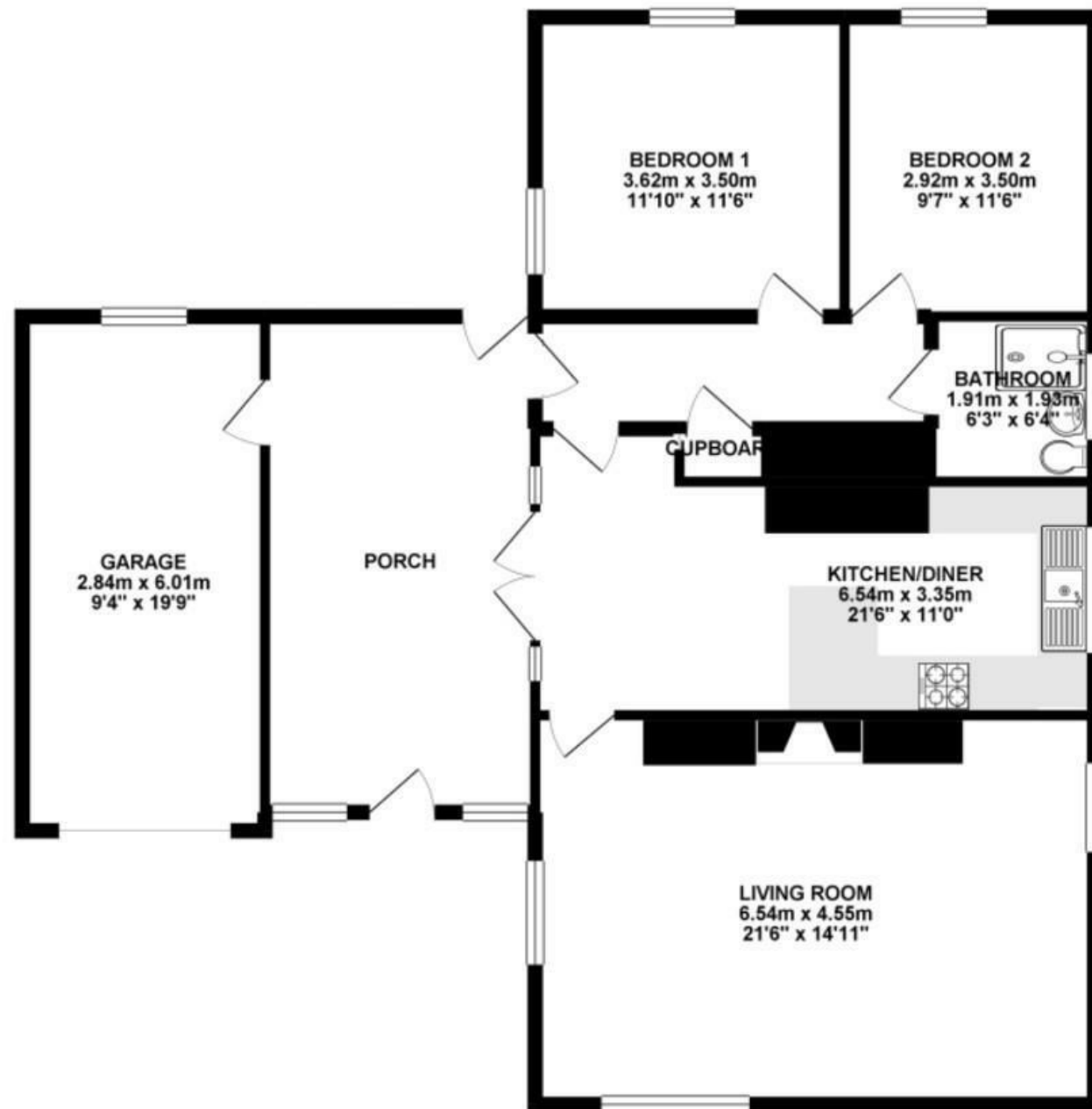


GROUND FLOOR 112.41 sq. m.
(1209.99 sq. ft.)



TOTAL FLOOR AREA : 112.41 sq. m. (1209.99 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This well presented two bedroom bungalow is situated within the much sought after area of Westminster Park and located approximately 1.5 miles from the city centre. Offering well proportioned living accommodation throughout the property must be viewed to be fully appreciated.

FULL DESCRIPTION

Situated within the popular area of Westminster Park, conveniently located within walking distance of local amenities, is this attractive two bedroom bungalow. The property has been well maintained by the current owners and offers well proportioned living accommodation throughout. The bungalow is ready to move in to and benefits from vaulted ceilings, upvc double glazing, an enclosed rear garden and garage.

Westminster Park is located within walking distance of the City Centre, although there is a regular bus service which is easily accessible. There are a range of shops within the local shopping parade including a Co-Op food store, Post Office,, Butchers, Pharmacy and takeaway restaurants.

Westminster Park is also close to a range of leisure facilities, with both Westminster Park & Curzon Park Golf Courses, Nuffield Health Centre and Broughton Retail Park all withing easy reach.

RECEPTION HALLWAY

A spacious entrance hallway with upvc double glazed window space for table and chairs, tiled flooring, upvc double glazed window and door to the rear garden.



LIVING ROOM

Having a front aspect upvc double glazed window, vaulted ceiling, feature fire place with coal effect electric fire, television and telephone points and a radiator



KITCHEN

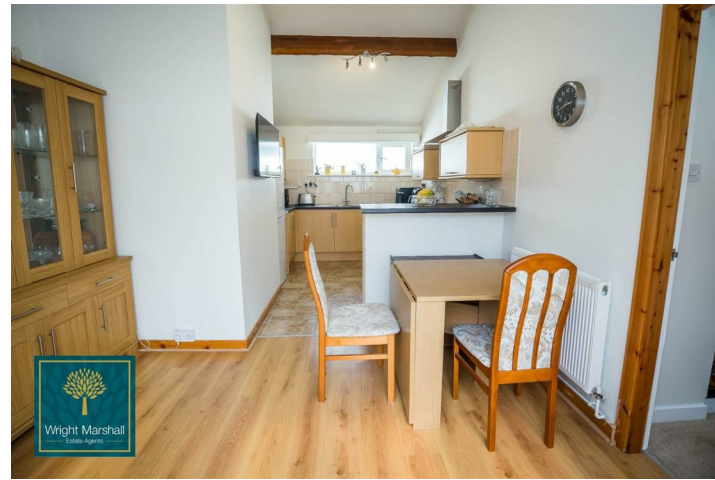
Fitted with a range of wall and base level units and complementary work surfaces incorporating a breakfast bar. Integrated electric oven and grill with four ring electric hob and extractor over, stainless steel sink and drainer unit with mixer

tap, space for appliances and plumbing for a washing machine.



DINING AREA

With space for a dining table, vaulted ceiling and a radiator.



INNER HALL

With storage cupboard, radiator and doors to the shower room and bedrooms.

BEDROOM ONE

A double bedroom with a upvc double glazed window overlooking the rear garden, vaulted ceiling, television point and a radiator.



BEDROOM TWO

A double bedroom with a dual aspect upvc double glazed window, vaulted ceiling and a radiator.



SHOWER ROOM

Fitted with a walk in shower, low level wc and wash hand basin with vanity unit below. Having tiled walls and a radiator.

OUTSIDE

The property approached over a block paved driveway which provides off road parking for two vehicles and leads to the garage. The adjacent garden is predominantly laid to lawn with a planted border. To the rear of the bungalow is an enclosed garden, mainly laid to lawn with paved patio fenced boundaries and planted borders containing a range of mature trees and shrubbery.



GARAGE

With an up and over garage door, power and lighting. An integral door leads to the hallway.