

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Wayside Cottage Rookes Lane Top

Norwood Green, HX3 8QB

£200,000





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Nestled in the charming Norwood Green village, this semi-detached bungalow on Rookes Lane Top offers a wonderful opportunity for those seeking a peaceful retreat. The property features a well-sized double bedroom, a functional kitchen, and a comfortable living room, making it an ideal space for individuals or couples looking to downsize or invest in a project.

While the bungalow is in need of modernisation, it presents a blank canvas for you to create your dream home. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode, and the potential to reconfigure the layout and potentially add another bedroom is a key consideration.

One of the standout features of this property is the private garden, providing a serene outdoor space for relaxation or gardening enthusiasts. Additionally, the use of a garage and driveway to the rear adds convenience and ample parking options.

This bungalow is perfectly situated in a desirable location, offering a blend of tranquillity and community spirit. With its potential and prime location, this property is not to be missed. Whether you are looking to make it your own or seeking a sound investment, this bungalow is ready to welcome you.

## Entrance Hallway

Leading in from the rear of the home, the entrance hallways provides space for coats and shoes and leads on into the internal accommodation.

## Kitchen Diner

10'5" x 10'5" (3.2m x 3.2m )

Overlooking the rear aspect with wooden base and wall units, the kitchen diner has a cooker, sink and drainer and a washing machine.

## Pantry

Providing additional storage space accessed from the kitchen

## Living Room

14'5" x 13'9" (4.4m x 4.2m )

A spacious living room with character features, overlooking the front garden. With beams to the ceiling and a feature fireplace, the room provides a cosy space to relax and entertain.

## Bedroom

13'9" x 12'9" (4.2m x 3.9m )

A spacious double bedroom overlooking the front of the home with built in wardrobes on both sides of the room providing ample storage space.

## Bathroom

The bathroom is tiled with a bath tub, over bath shower, hand basin and w/c.

## Garage

There is a single garage to the rear of the home which is leasehold and comes with a driveway space at a cost of approximately £56 per annum from the local council.

## External

There is a low maintenance garden to the front of the property with a patio and lawn and hedging to the border.

## Directions

For Satnav please use the postcode HX3 8QB

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Road Map



Hybrid Map



Terrain Map



Floor Plan

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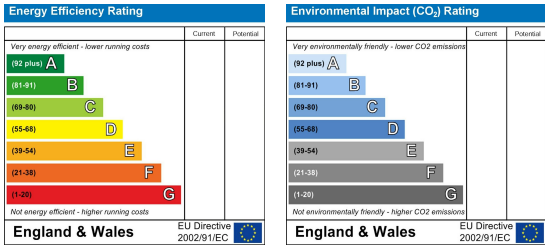
Front

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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