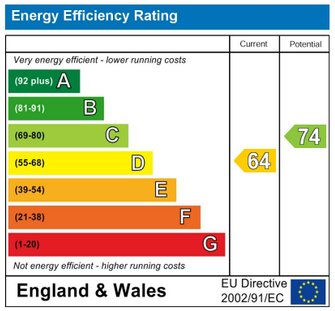
DIRECTIONS

SAT NAV: PE32 1RJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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ENTRANCE HALL 22'00 x 15'08 (6.71m x 4.78m)
Polished tiled flooring with underfloor heating, two coat cupboards, airing cupboard, doors to all rooms, fitted shoe cupboard and skylight.

KITCHEN / LIVING AREA 27'10 x 24'06 (8.48m x 7.47m)
Show stopping room with a large variety of modern kitchen cupboards with worktop over, integrated fridge freezer, oven microwave, plate warming draw, oven, boiler tap with sink and drainer, integrated electric hob and dishwasher. Polished tiled flooring with underfloor heating.

LIVING DINING AREA
Polished tiled flooring with underfloor heating, air conditioning unit, triple aspect windows to garden with skylight and a door to the rear patio.

UTILITY ROOM 11'04 x 5'08 (3.45m x 1.73m)
Polished tiled flooring with underfloor heating. Integrated washing machine, tumble dryer, freezer and induction hob, sink with drainer under window to front aspect, featured glass door to side aspect.

STUDY 8'10 x 5'08 (2.69m x 1.73m)
Polished tiled flooring with underfloor heating

BEDROOM ONE 18'07 x 11'11 (5.66m x 3.63m)
Polished tiled flooring with underfloor heating, air conditioning unit, windows to front.

ENSUITE 7'08 x 5'07 (2.34m x 1.70m)
7'08" x 5'07". Double walk-in shower enclosure, obscured window to side, W.C, hand wash basin

BEDROOM TWO 19'11 x 8'07 (6.07m x 2.62m)
Polished tiled flooring with underfloor heating, window to rear aspect.

ENSUITE 6'08 x 4'09 (2.03m x 1.45m)
Polished tiled flooring with underfloor heating, window to side aspect, W.C, hand wash basin and walk-in shower.

BEDROOM THREE 13'07 x 9'09 (4.14m x 2.97m)
Polished tiled flooring with underfloor heating, window and door to rear garden.

BEDROOM FOUR 11'10 x 7'11 (3.61m x 2.41m)
Polished tiled flooring with underfloor heating, window to side aspect.

BATHROOM 8'11 x 6'10 (2.72m x 2.08m)
Polished tiled flooring. heated towel rail, hand wash basin, W.C, fitted bath.

SUMMER HOUSE 16'02 x 9'01 (4.93m x 2.77m)
Polished tiled flooring, separate room with stable door.

IMPORTANT INFORMATION
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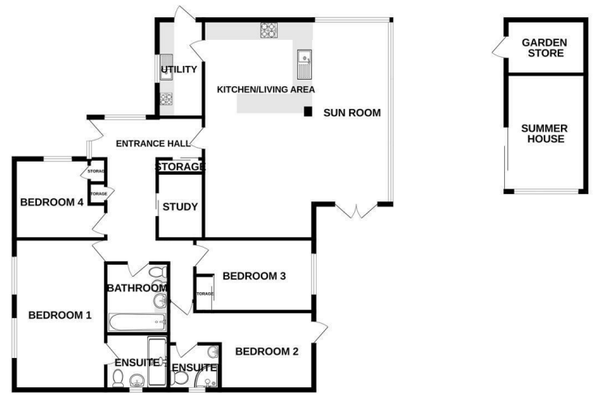
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

Nestled in the charming area of Park Hill, Middleton, this exquisite detached bungalow offers a perfect blend of modern living and comfort. With four well-appointed bedrooms, two of which feature ensuite shower rooms, this property is ideal for families or those seeking extra space. As you enter, you are greeted by an open plan living kitchen area that is both inviting and functional. The highlight of this space is the stunning sun lounge, which not only provides breath-taking views of the beautifully maintained rear garden but also bathes the area in natural light, creating a warm and welcoming atmosphere. Adjacent to the living area, a dedicated study offers a quiet retreat for work or study, ensuring that you can enjoy productivity in a serene environment. The property also boasts a convenient car port at the front, providing ample parking for residents and guests alike. The rear garden is a true gem, featuring a well-kept landscape that invites relaxation and outdoor enjoyment. Additionally, a charming summer house in the garden presents a versatile option, perfect for use as a home office or an extra space for socializing with friends and family during the warmer months. This bungalow has been highly renovated to an exceptional standard, showcasing a modern and contemporary design that is sure to impress. With its thoughtful layout and stylish finishes, this property is not just a house; it is a home that offers comfort, convenience, and a delightful lifestyle. Don't miss the opportunity to make this stunning bungalow your own.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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