

Three/Four Bedroom Semi-Detached Dormer Bungalow

SOUGHT-AFTER, SEMI-Rural Residential Location

BEAUTIFUL Open Views Over the Local Countryside

Marquis-Built Bungalow with Detached Brick-Built Garage

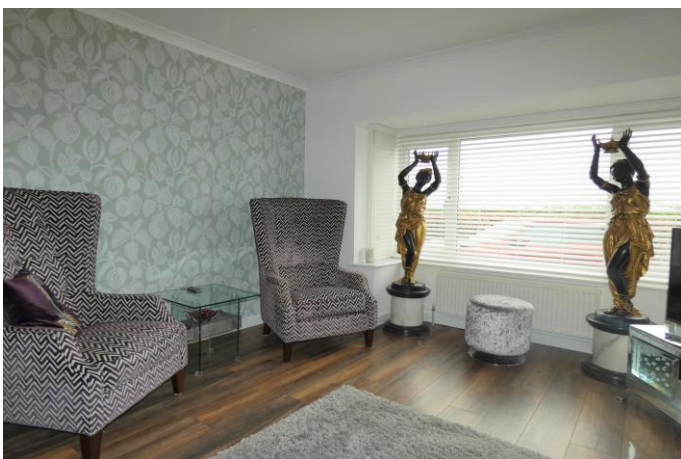
Newly-Paved Driveway with Ample Off Road Parking

Viewing Is ESSENTIAL to FULLY APPRECIATE This Property



Tempo Estates are THRILLED to Bring Back to the Market this Three/Four Bedroom Semi-Detached Dormer Bungalow Situated in a Much Sought-After Semi-Rural Residential Location with BEAUTIFUL Open Views Over the Local Countryside. Marquis-Built Bungalows on Green Lane VERY RARLEY Become Available, Walking Distance of Local Schools, Transport Links, BAE Systems, Warton and Freckleton Village Centres. Property Briefly Comprises: Entrance Vestibule and Hall, Lounge, Extended Kitchen, Front Double Bedroom, Dining Room/Double Bedroom and Bathroom. To the First Floor is the Main Double Bedroom and Additional Double Bedroom. The Property is Set Within Good Size Low-Maintenance Gardens with Off-Road Parking for Several Cars and Detached Garage. Gas Central Heating and Double Glazing. Vendors Circumstance's Forces Sale!! Viewing is ESSENTIAL to FULLY APPRECIATE this Property!!

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Vestibule

uPVC front door with stained glass effect window panels and ceiling light.

Hallway 18' 1" x 7' 1" (5.51m x 2.16m) (at max)

Spacious hallway with newly-fitted wood flooring, double panel radiator, ceiling light, cupboard housing electric meter and under stairs storage.

Lounge 15' 3" x 11' 11" (4.64m x 3.63m)

Light and airy lounge with newly fitted wood flooring, coving, ceiling light, uPVC double glazed bay window to the front elevation and feature remote Dru gas fire with Portuguese marble surround and Quartz back.

Kitchen/Diner 19' 5" x 9' 4" (5.91m x 2.84m)

Modern fitted kitchen housing range of wall and base level units with wood effect worktops and tiled splash back. Integrated appliances including Neff induction four ring hob, Hotpoint cooker hood and Neff double oven and plate warmer. Space for freestanding fridge freezer and under-counter washing machine and dishwasher. Ample storage cupboards, one housing Worcester boiler. Patio sliding doors, three windows, double panel radiator, USB sockets, TV point and ceiling and under cabinet lights.

Dining Room/ Bedroom Four 14' 1" x 9' 3" (4.29m x 2.82m)

uPVC sliding patio doors to the rear elevation leading to the garden, built in storage system (tall cabinet, storage, wine rack), newly fitted wood flooring, ceiling light and double panel radiator.

Bedroom Two 12' 3" x 8' 0" (3.73m x 2.44m)

Spacious double bedroom with built-in Schreiber wardrobes, uPVC double glazed window to the front elevation, ceiling light, TV point and double panel radiator.

Bathroom 6' 11" x 5' 4" (2.11m x 1.62m)

Downstairs bathroom comprising of: low flush WC, handwash basin with pedestal and mixer tap, panel bath with overhead waterfall shower and handset, part tiled walls, tiled effect flooring, extractor fan, towel central heating radiator, ceiling light and uPVC double glazed frosted window to the rear.

Bedroom One 14' 2" x 13' 5" (4.31m x 4.09m)

Master bedroom comprising of: ceiling light, double panel radiator and large uPVC double glazed window to the front elevation with spectacular, expansive views over Winter Hill right through to North Wales.

Bedroom Three 11' 0" x 9' 6" (3.35m x 2.89m)

Double bedroom, ceiling light, Velux window, double panel radiator and plenty of eaves storage.

Exterior 0' 0" x 0' 0" (0m x 0m)

To the rear of the property there is a raised veg patch and greenhouse, large lawn area, a beautiful chip stoned area perfect for those entertaining nights! York stone patio area, side access gate leading to the driveway. Detached brick-built garage, with power, lighting and storage space. (19' 0" x 11' 0" (5.79m x 3.35m)) LED security lights front, back and side. To the front of the property a newly-laid driveway for ample off road parking.

Council Tax Band = C

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

Notice

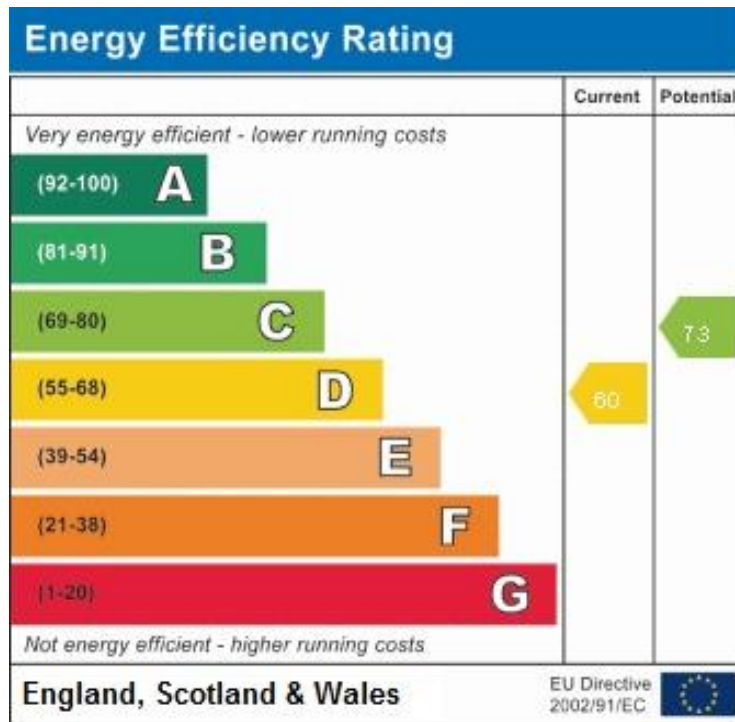
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.







EPC Chart



Address:

Green Walk

FLOORPLANS

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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