



DETACHED THREE-BEDROOM BUNGALOW - HIGH GLOSS BREAKFAST KITCHEN - SOUGHT AFTER APPLETON LOCATION - LARGE PRIVATE REAR GARDEN - DRIVE WITH GARAGE. This well-presented property offers spacious accommodation. Internally there is a porch, hallway, WC, dining room, kitchen, utility room, lounge, bathroom, inner hall, shower room & three double bedrooms. Externally there are mature gardens to the rear, parking, and garage.

£1,500 Per Month



Tel: 01925 600 200

Appleton Willow Lane



Accommodation

An excellent detached bungalow offering exceptional accommodation offers 'To Let'. Briefly comprises an entrance porch, a welcoming hallway, and a separate dining room with access to the utility room which has vacant space for appliances and also offers a stainless steel sink with a chrome mixer tap. To the kitchen, you find a range of matching, eye, base, and drawer-level units. The inner hallway provides access to three bedrooms and a shower room. The property is warmed by central heating which is complimented with double glazing. An internal inspection is highly recommended at the earliest opportunity.

Porch

6.4 x 3.2 (1.83m.1.22m x 0.91m.0.61m)

Accessed through the leaded double-glazed doors, with matching windows either side and leading to the Hallway.

Entrance Hallway

10.5 x 7.5 (3.05m.1.52m x 2.13m.1.52m)

You will be greeted with a welcoming hallway and a gas central heating radiator.

WC

6.2 x 4.0 (1.83m.0.61m x 1.22m.0.00m)

Modern white suite, partnered with a low-level WC and utility wash hand basin, featuring a chrome mixer tap. To the side elevation, there is a chrome heated tower rail and gas central heated radiator.

Kitchen

39'8" x 23'3" (12.11 x 7.11)

Lounge

21.0 x 11.11 (6.40m.0.00m x 3.35m.3.35m)

Wall-mounted feature fireplace with hearth, boasting shelving units & UPVC double-glazed window/door to the rear elevation with direct access to the garden.

Dining Room

11.0 x 8.11 (3.35m.0.00m x 2.44m.3.35m)

Wood effect laminate flooring, UPVC double glazed window to the front elevation and gas central heating radiator.

Utility

8.6 x 6.1 (2.44m.1.83m x 1.83m.0.30m)

Inner Hallway

8.5 x 5.11 (2.44m.1.52m x 1.52m.3.35m)

Bedroom One

13.1 x 11.2 (3.96m.0.30m x 3.35m.0.61m)

Bedroom Two

11.11 x 8.11 (3.35m.3.35m x 2.44m.3.35m)

Bedroom Three

11 x 9.11 (3.35m x 2.74m.3.35m)

Shower Room

7.5 x 5.9 (2.13m.1.52m x 1.52m.2.74m)

Outside

Council Tax

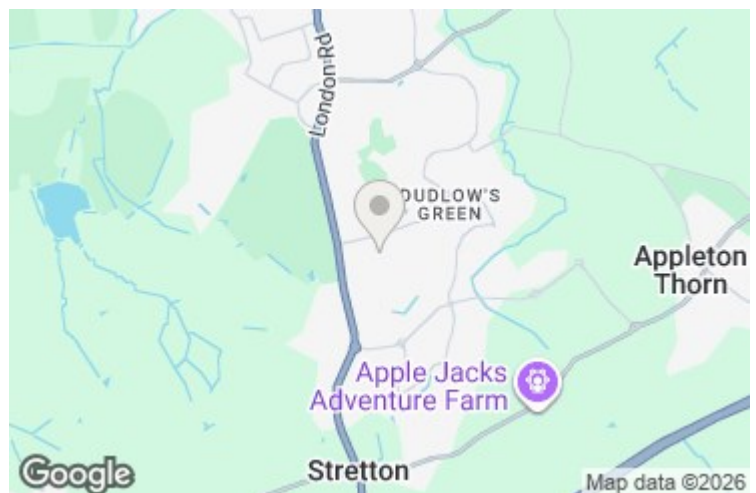
Local Authority

Postcode

Viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
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



Total area: approx. 126.4 sq. metres (1360.0 sq. feet)