

2 Bedroom Semi-Detached Bungalow for Sale - £235,000

Clougha Avenue, Halton, Lancashire, LA2 6NR



KEY FEATURES

- Two Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Close To The M6 Motorway Links
- Large Reception Room With A Gas Fire
- Two Large Bedrooms
- Wet-room
- Ample Off Road Parking To The Front
- Large Rear garden
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to bring to the market, this wonderful two bedroom, semi-detached property. Located within a popular residential location, and close to the M6 motorway links. This bungalow offers a generous sized accommodation and a delightful rear garden.

The property features; entrance porch, hallway and a lounge with distance countryside views. The kitchen is located to the rear of the property, with access to the rear garden. Two double bedrooms, with bedroom two benefiting from fitted wardrobes. Spacious wet-room, with a fitted shower and modern two piece suite. Externally the property has a blocked paved garden to the front providing off road parking. Generous sized rear garden with a paved patio, laid lawn, and a gazebo with a hot-tub fuelled by the log burner.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Entrance Porch - Double glazed entrance doorway. Double glazed uPVC window to the side and rear aspect. Velux window. Door leading to-

Hallway - Designer radiator and laminate flooring. Fitted storage cupboard.

Lounge - 15' 10" x 10' 11" (4.84m x 3.33m) Double glazed uPVC window to the front aspect. Gas fire with wooden surround and marble hearth. Coving to the ceiling.

Kitchen - 7' 4" x 10' 10" (2.25m x 3.31m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Free standing cooker. Space for a fridge and washing machine. Double radiator. Double glazed uPVC window and door leading to the rear garden.

Master Bedroom - 10' 11" x 12' 9" (3.35m x 3.91m) Double glazed uPVC window to the rear aspect. Designer radiator.

Bedroom Two - 10' 4" x 9' 3" (3.16m x 2.84m) Double glazed uPVC window to the front aspect. Fitted wardrobes. Designer radiator.

Wet-Room - Walk-in wet room with a fitted shower and two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

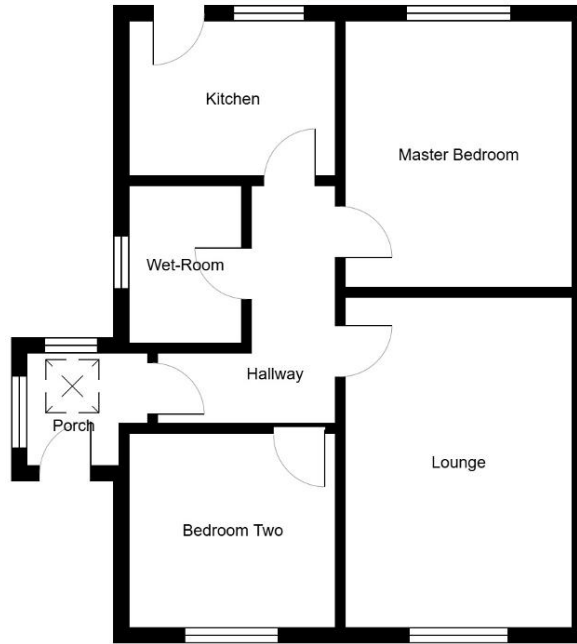
Exterior



External - Low maintenance front garden with crazy paving, decorative gravel and flower bed. Block paved driveway, providing ample off road parking. Large rear garden with a paved patio area, decorative gravel, laid lawn and garden shed. The bottom of the garden features a gazebo, with decking area and hot tub heated by a log burner.



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Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.