



34 SUNNYMEAD, WERRINGTON
PE4 5BY £285,000

FREEHOLD



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Tucked away at the end of Sunnymead, a superb collection of detached bungalows and houses, this three bedroom detached family home features a 21' Conservatory to the rear overlooking the fully enclosed private gardens, has a recently installed kitchen and also a **DOUBLE GARAGE** to the side. Offered for sale with no chain, viewing of this home is highly advised to appreciate the property's superb location.

Entrance door opening to

HALLWAY

With storage cupboard, radiator and stairs to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 15'5 x 10' (4.70m x 3.05m)

With wall-mounted fireplace, TV point, radiator and French doors opening to

CONSERVATORY 21'9 x 10' (6.63m x 3.05m)

A large brick and UPVC conservatory with radiator, wall lighting and French doors opening onto the rear gardens.

KITCHEN/DINING ROOM 16'2 x 9'6 (4.93m x 2.90m)

Recently fitted by Wren Kitchens with a range of contemporary wall and base units, work surface with built-in oven with electric hob, integrated fridge/freezer, integrated dishwasher, dining area, radiator and two windows to front elevation.

LANDING

With built-in airing cupboard.

BEDROOM ONE 16'2 max x 9'10 (4.93m max x 3.00m)

A large bedroom with built-in wardrobes, radiator and window to front elevation.

BEDROOM TWO 9'10 x 7'6 (3.00m x 2.29m)

With radiator and window to rear elevation.

BEDROOM THREE 7'2 x 7'2 (2.18m x 2.18m)

With radiator and window to rear elevation.

BATHROOM

Recently installed, comprising double shower cubicle, wash-hand basin, low flush WC, fully tiled walls, radiator and window to front elevation.

OUTSIDE

The property has a driveway to the side leading to a double garage.

The rear gardens, which are of a good size and provide a high degree of privacy, are mainly laid to lawn with patio area and paving.

EPC RATING: D

COUNCIL TAX BAND: C (PCC)

Awaiting Floorplan