



Harlech Avenue,  
Lightwood

 **OneAgency**

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# Offers in Excess of £220,000

Spacious detached bungalow, situated in the sought after residential location of Lightwood. The property is offered with no chain involvement and benefits from large plot with brick built detached garage and ample off road parking.





## Ground Floor

### Porch

Entered through double doors.

### Hallway

Entered through a UPVC front door, access to accommodation and radiator.

### Lounge/Diner

6.29m x 3.35m (20' 8" x 11' 0") A double glazed window to the front, fireplace and surround and radiator.

### Conservatory

3.94m x 2.77m (12' 11" x 9' 1") Sliding doors to the conservatory, french doors to rear garden, radiator and tiled flooring.

### Kitchen

3.87m x 2.68m (12' 8" x 8' 10") A range of wall and base units with worktops, sink basin, plumbing for a washing machine, space for a fridge/freezer and cooker, double glazed window, door to the rear garden, radiator and tiled flooring.



## Bedroom One

3.45m x 3.33m (11' 4" x 10' 11") A double glazed bay window to the front and radiator.

## Bedroom Two

3.03m x 3.02m (9' 11" x 9' 11") A double glazed window to the rear and radiator.

## Bathroom

2.06m x 1.76m (6' 9" x 5' 9") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and tiled flooring.

## External

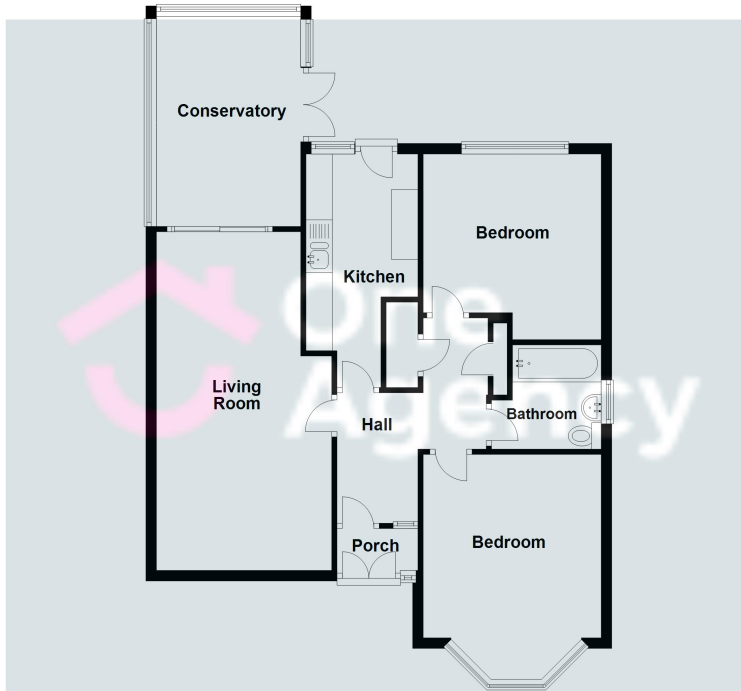
Front - A tarmac driveway for ample off road parking.

Rear - A large rear garden with paved patio area and shrubs.

## Detached Garage

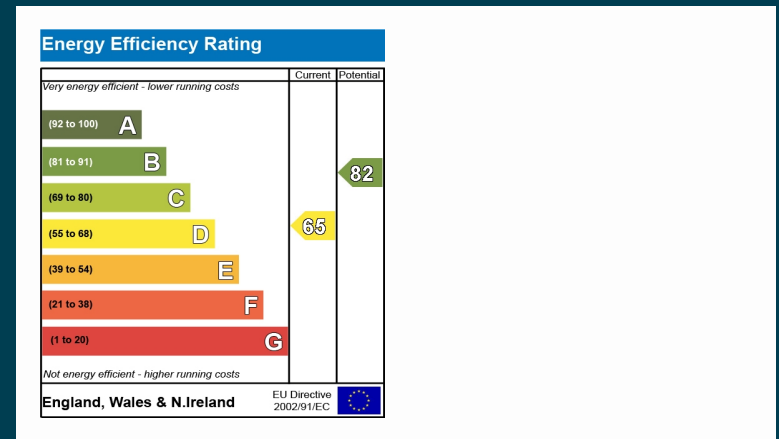
A brick built detached garage with up and over door.

**Ground Floor**  
Approx. 841.8 sq. feet



Total area: approx. 841.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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