



Livermore Green, Werrington PE4 5DG

£325,000



*** IMMACULATELY PRESENTED DETACHED BUNGALOW *** " Located in a cul de sac location in the village of Werrington, this detached bungalow features 2 double bedrooms, a refitted kitchen, a refitted shower room, a spacious lounge/diner, low maintenance rear garden, garage and driveway. Viewings are essential to appreciate the condition and location of this home. Council Tax Band - C / EPC Energy Rating - D "

ENTRANCE HALL

Door to front and radiator.

KITCHEN

10' 4" x 8' 7" (3.15m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, four ring gas hob integrated dishwasher, integrated fridge, integrated washing machine, fold down breakfast bar and radiator Door to rear, window to rear.

LIVING AREA

13' 1" (max) x 12' 0" (max) (3.99m x 3.66m) (approx) Window to front. Open into:

DINING AREA

10' 6" x 8' 6" (3.20m x 2.59m) (approx) French doors to rear and radiator.

BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m) (approx) Window to front and radiator.

BEDROOM TWO

8' 3" (min) (2.51m) 10' 8" (max) x 12' 3" (3.25m x 3.73m) (approx) Window to rear and radiator.

SHOWER ROOM

7' 9" x 6' 0" (2.36m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower, heated towel rail and cupboard. Window to rear.

GARAGE

Up and over door to front and door to rear. Boiler enclosed.

OUTSIDE

Parking for one car in front of the garage. The rear of the garden is mainly low maintenance with shrubs.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

