



St. Johns Close, Crawshawbooth, BB4 8AR

£395,000

CHARMING THREE BEDROOM DETACHED TRUE BUNGALOW

Located in the tranquil cul-de-sac of St. Johns Close, Crawshawbooth, this charming three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a generous driveway, providing ample space for multiple vehicles, alongside a garage for additional storage or parking.

The property boasts two reception rooms for convenience and . The well-appointed kitchen is designed for both functionality and style. A dedicated study room adds versatility to the layout, perfect for those who work from home or require a quiet space for reading and reflection.

The bungalow features three good-sized bedrooms, with the potential of having four, ensuring ample accommodation for families or guests. The main bedroom is particularly noteworthy, complete with an en suite bathroom that adds a touch of luxury to your daily routine. A well-designed shower room serves the remaining bedrooms, enhancing the practicality of the home.

The rear garden is laid to lawn, providing a delightful outdoor space for children to play or for hosting summer barbecues. The peaceful setting, located near a river, offers a serene environment, perfect for leisurely walks and enjoying nature.

This property is not only a home but a lifestyle choice, situated in a quiet location that combines the best of suburban living with easy access to local amenities, shops and transport links to Manchester. Whether you are looking for a family home or a peaceful retreat, this bungalow is a wonderful opportunity not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms And Study
- Two Bathrooms
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

Ground Floor

Hall

24' x 14'9 (7.32m x 4.50m)
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, loft access, spotlights and doors to two reception rooms, kitchen, three bedrooms, study, shower room and cloakroom.

Reception Room One

16'7 x 14'6 (5.05m x 4.42m)
Two UPVC double glazed leaded windows, two central heating radiators, living flame electric fire, marble hearth and surround, wood mantle and UPVC double glazed leaded French doors to rear.

Reception Room Two

12'3 10'6 (3.73m 3.20m)
UPVC double glazed leaded window and central heating radiator.

Study

6'5 x 4'4 (1.96m x 1.32m)
UPVC double glazed leaded window, central heating radiator, fitted desk and storage.

Shower Room

6'3 x 6'1 (1.91m x 1.85m)
UPVC double glazed frosted leaded window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, tiled elevation and tiled effect floor.

Bedroom One

13'8 x 12'3 (4.17m x 3.73m)
UPVC double glazed leaded box window, central heating radiator, spotlights, fitted wardrobes and door to en suite.

En Suite

6'7 x 6'4 (2.01m x 1.93m)
UPVC double glazed frosted leaded window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, corner bath with mixer tap and rinse head, part tile elevation and tile effect floor.

Bedroom Two

14'1 x 9'7 (4.29m x 2.92m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Three

11'10 x 8'11 (3.61m x 2.72m)
UPVC double glazed leaded window and central heating radiator.

Kitchen

15'7 x 9'6 (4.75m x 2.90m)
UPVC double glazed leaded window, central heating radiator, spotlights, wall and base units, granite effect worktops, cornice spotlights, under unit lighting, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, five ring induction, hob, extractor hood, stainless steel splash back, integrated fridge freezer, integrated dishwasher, UPVC double glazed leaded frosted stable door to rear.

External

Front

Laid to lawn garden, stone chips and paved drive leading to single detached garage.

Garage

17'7 x 7'10 (5.36m x 2.39m)
Up and over door, storage, power and UPVC double glazed frosted window,

Rear

Enclosed laid to lawn garden, paving and bedding areas.



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