

## Moorhouse Close, Normanton



**Offers Around £140,000**



2



1



1



48

Crown Estate Agents are delighted to introduce to the market this Two Bedroom end of terrace bungalow. Consisting of two bedrooms, wet room, living room & kitchen diner this property has the potential to be the perfect property to down size into. With large front and rear gardens there could be the potential to extend, subject to planning. With no onward chain, book your viewing today as this property won't be around for long!



- Perfect Downsize Project
- Large Gardens
- 2 Bedrooms
- Income Potential
- New Kitchen
- Wet Room
- Close to Parks & Amenities
- Freehold
- Council Tax Band A
- EPC Grade E

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Hallway

A light and spacious entrance hall with access to all accommodation.

### Lounge

14'9" x 12'1" (4.52 x 3.69)

A comfortable sized living room with a large window that overlooks the rear garden, with a solid fuel fire, TV/Ariel point, coved ceilings and an array of plug sockets.

### Kitchen/Diner

14'8" x 10'9" (4.48 x 3.30)

A new kitchen with wall and base units, sink with drainer, mixer tap, gas hob, electric oven, tiled surround, extractor fan and a large window that overlooks the front garden. There could be potential to create an open plan living/kitchen/dining area, subject to building regulations/planning/survey.

### Bedroom One

8'11" x 13'8" (2.73 x 4.18)

A good sized main bedroom with fitted wardrobes and a large window that overlooks the rear garden.

### Bedroom Two

5'11" x 10'10" (1.82 x 3.31)

A single bedroom that would make an ideal guest room, dressing room, office and more. A window that overlooks the front garden.

### Bathroom/Wet Room

5'2" x 7'6" (1.58 x 2.30)

Recently fitted for the previous occupants needs, this wet room could easily be turned back into a traditional bathroom or could remain as it currently is.

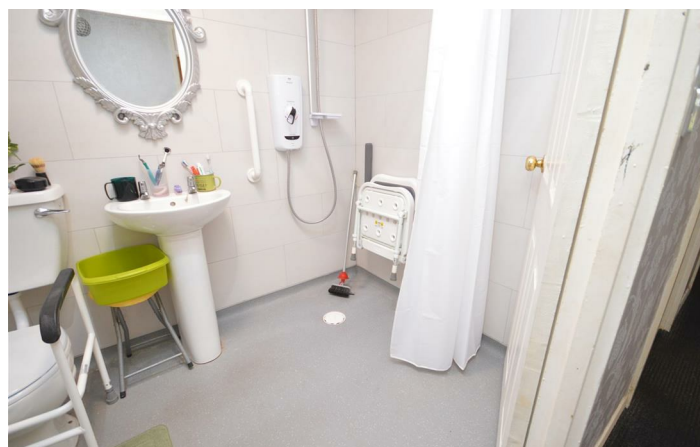
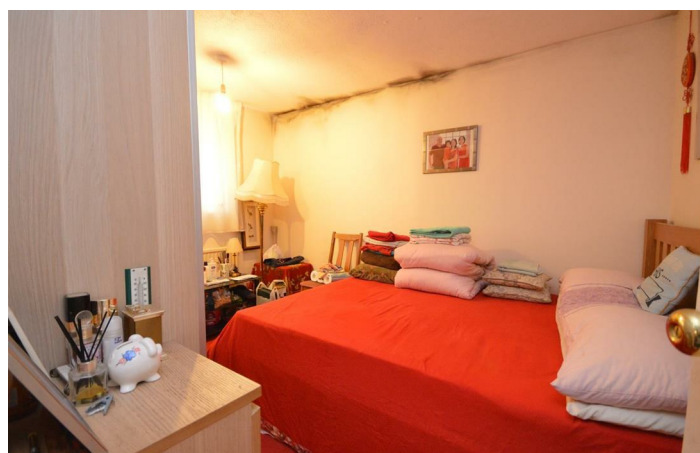
### Front External

A low maintenance landscaped front garden with metal railing fence.

### Rear Garden

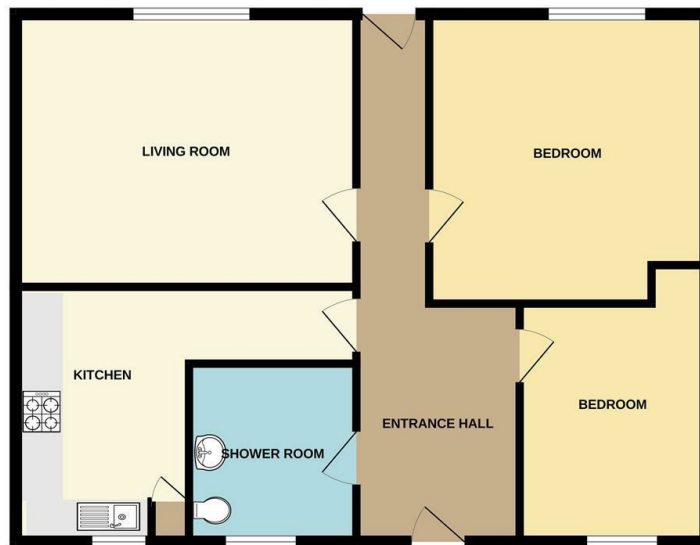
A mature rear garden that has been used for home growing but could easily be landscaped to suit your needs. Access via a rear gate, greenhouse and solid build out house/coal shed.



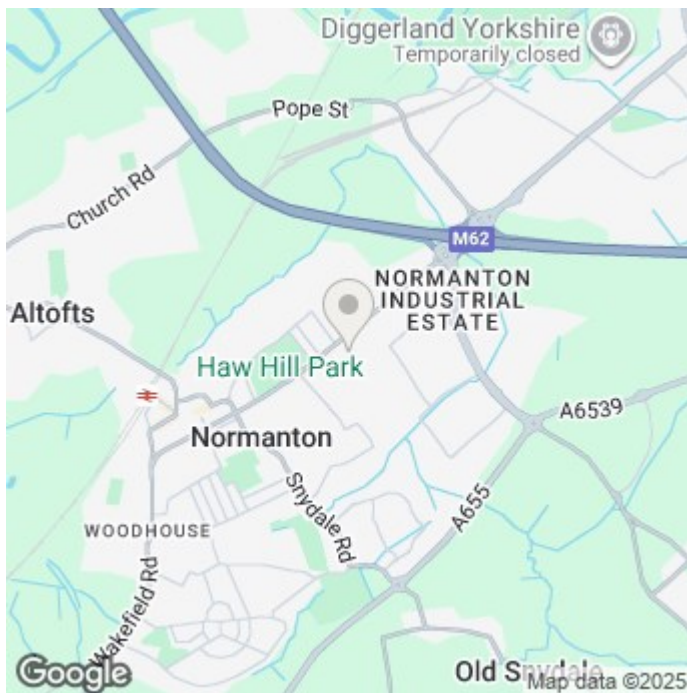


## Floor Plan


### GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
Made with Metropix iC5025



### Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>48</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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