

MARSH & MARSH PROPERTIES

Granville, Shelf Moor Road, Shelf, HX3 7PQ

£450,000



****ATTENTION TO ALL WHO NEED A TRUE DETACHED BUNGALOW**** Set within the desirable locality of Shelf, where all local amenities are close by including supermarkets and major bus routes is this spacious, detached **THREE DOUBLE BEDROOM** bungalow. Being positioned on a large plot within a private Cul-De-Sac with just two other properties makes this bungalow even more desirable. This property has a modern kitchen which was only installed in 2017 along with a modern bathroom and relatively new UPVC windows and doors giving any buyer peace of mind that there will not be any hidden costs around the corner. In brief the property consists of a spacious entrance hall, lounge, dining room, dining kitchen, conservatory, utility room, W/C, three double bedrooms, a four piece house bathroom, spacious storage attic and a large integral garage. Externally you will find a large garden to the side, patio areas to the rear and a lawn to the front along with a driveway.

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ENTRANCE HALL



Accessed via a traditional leaded glass panelled door is this spacious hallway and a radiator.

LIVING ROOM 4.4 x 8.8m (14'5 x 28'10) (Combined dimension with the dining room)



UPVC French door lead the way into the conservatory and along with dual aspect windows, provide ample natural light to this spacious room which is open plan with the dining room. There is a stone fireplace, three radiators and a stone archway which joins this room to the dining room.

DINING ROOM



As with the whole of this bungalow, this room again is spacious and therefore great for those family gatherings. An archway which used to be another access to the kitchen, has been blocked up to suite the current owner's choice. However, if desired it would be an uncomplicated process should you desire to open this back up. There is also a radiator and dual aspect UPVC windows.

DINING KITCHEN 4.3 x 3.5m (14'3 x 11'3)



Installed in 2017 is this modern white gloss fitted kitchen with black granite worktops which incorporate a stainless steel sink with a chrome mixer tap. There is a built-in Zanussi electric oven with a matching Zanussi hob and Zanussi cooker hood. To complete this room is a generous size pantry radiator and mullioned UPVC windows.

CONSERVATORY 6.6 x 3.0m (21'7 x 9'10)



This is a terrific addition to the property where you can sit peacefully and admire the pleasant outlook. There is a wood floor, three radiators and wall lights.

UTILITY ROOM

Formerly the main kitchen is this useful room with

base units, stainless steel sink, plumbing for a washing machine, wood flooring, part tiled walls, radiator, access to the W/C, UPVC window and a rear UPVC door.



W/C

Low flush toilet, wood flooring and a UPVC window.

BEDROOM ONE 3.3 x 4.4m (10'9 x 14'7)



A double room with built-in wardrobes, radiator and a UPVC window.

BEDROOM TWO 4.1 x 3.5m (13'3 x 11'3)

A double room with a radiator and a UPVC window.



A modern four piece suite comprises of a bathtub, large walk-in glass shower cubicle with a power shower, pedestal sink and a low flush toilet. There is a large store cupboard which houses the energy efficient hot water tank that was only installed in 2023. Completing this room are the tasteful wall tiles, ceiling spotlights, radiator and a UPVC window.

ATTIC

Accessed via a pull down ladder is this excellent area to provide that much needed storage space which is easily accessible and has lighting.

BEDROOM THREE 3.0 x 3.5m (9'10 x 11'3)



GARAGE 3.0 x 6.6m (10'0 x 21'5)

With a high ceiling, power and light, this much larger than average sized garage is accessed via an electric roller shutter door and has a UPVC window along with a rear UPVC door to access the rear gardens.

A double room with loft access via a pull down ladder, radiator and a UPVC window.

EXTERNAL



BATHROOM 2.0 x 3.5m (6'6 x 11'3)



To the front of the property there is a well maintained lawn garden which, if needed could be developed to provide more parking spaces should it be necessary. The current driveway leads to access to the garage. At the rear of the property there are two private patio area's which excellent

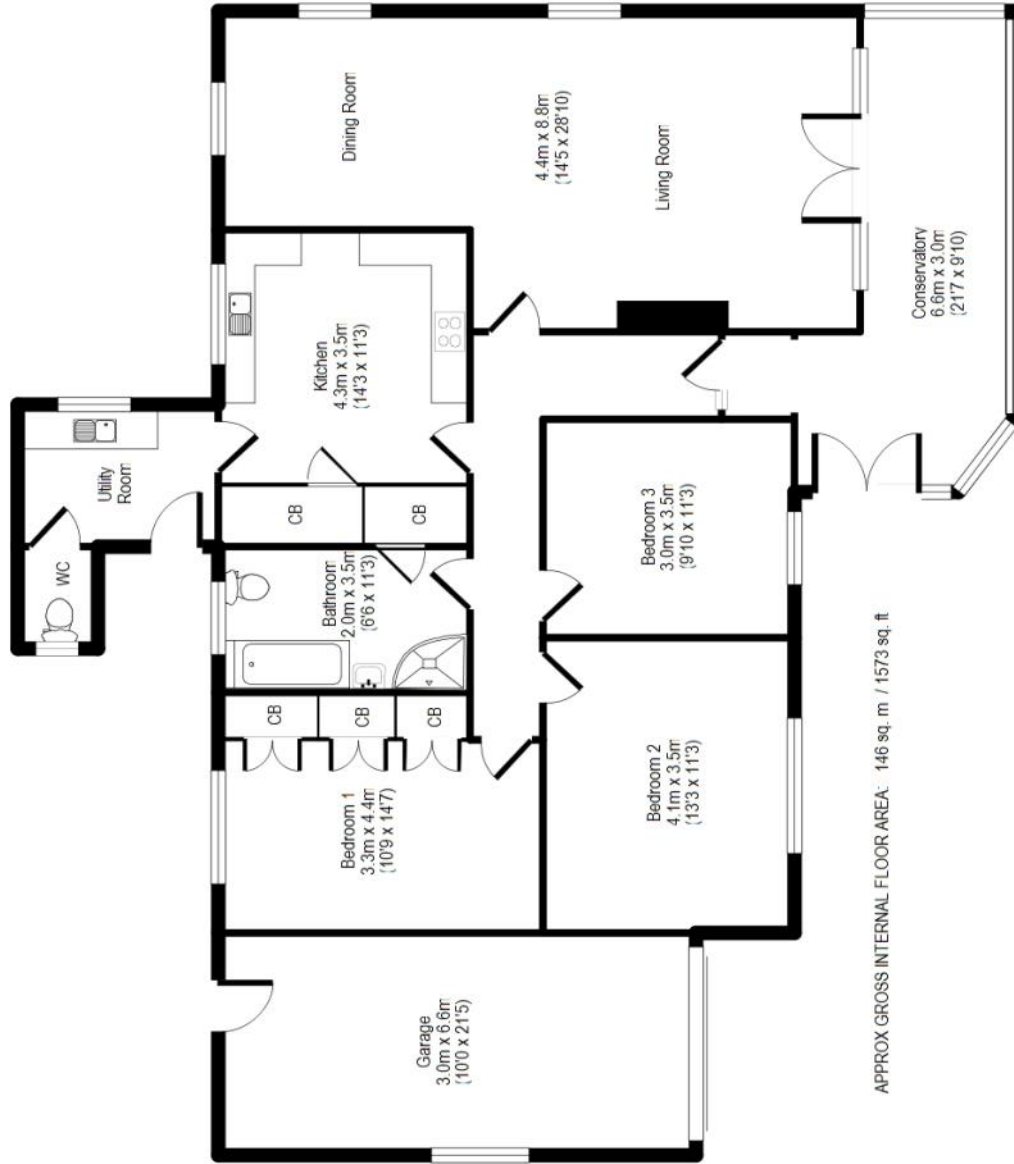
sun traps are for those of you who enjoy sitting in the sun. The main garden is to the side of the bungalow which boasts a large lawn area, bedding areas, impressive mature trees, shrubs, and plants along with a summer house.



to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 146 sq. m / 1573 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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