

**FOR SALE**



**Cotswold Crescent, Whiston**  
**Guide Price £200,000**

  
**MARTIN & CO**



## Cotswold Crescent, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £200,000

- Generous plot
- Semi detached bungalow
- Two bedrooms
- Off road parking
- Sought after location

GUIDE PRICE £200,000 - £210,000. Positioned on a generous corner plot, this two double bedroom semi-detached bungalow is a must-see! Located in the sought-after area, it provides easy access to local amenities, transport links, and commuter routes. The property has planning for a side single storey extension and loft conversion planning number RB2021/0760, copies can be seen in branch.

The local area offers a range of amenities to cater to residents' needs. Within a short distance, you'll find grocery stores, cafes, restaurants, and shops, making it convenient for everyday living. There are also several schools in the vicinity, making it a desirable location for families.

The kitchen is equipped with a range of fitted wall and base units in a stylish grey color, including an oven and hob. The lounge/dining room is bright and spacious, featuring a bay window overlooking the front of the property.

A side hall leads to the two double bedrooms, both of which offer lovely views of the rear garden. The shower room boasts a white three-piece suite.

Outside, the front of the property features a lawn and



a gated drive for off-road parking. Additional lawn areas can be found to the side, along with an artificial grass area and deck seating. There is also a decked area with an outdoor sink and fridge, perfect for outdoor entertaining.

The rear of the property offers an artificial lawn, a deck, and a plunge pool with an outdoor shower. Steps lead to a further lawn area, providing even more outdoor space to enjoy.

This property is ideal for a variety of buyers and must be seen to be fully appreciated. Whether you're a first-time buyer, a growing family, or even looking for a retirement retreat, this bungalow ticks all the boxes.

Rest assured, this property has been well-maintained and is in excellent condition. The neutral decor throughout allows for easy personalization and the well-designed layout maximizes every inch of space.

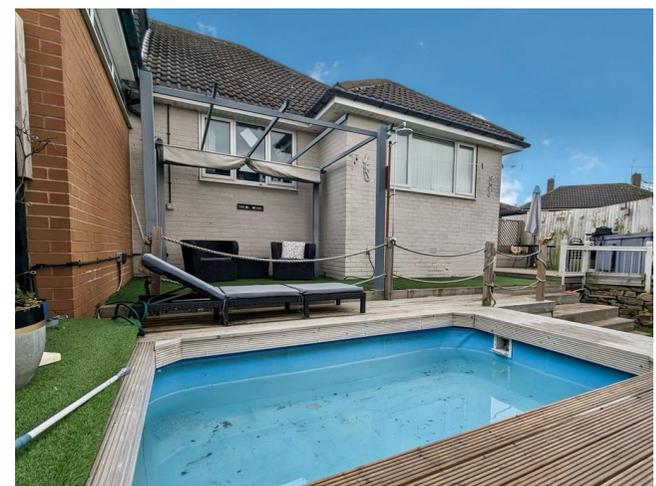
Let me know if you need any further information.

**ENTRANCE HALL** With a side facing entrance door, loft hatch, access to the bedrooms, shower room and lounge/dining room.

**LOUNGE/DINING ROOM** A generous size lounge/dining room with front facing bay window. The focal point of the room is the open inset into the chimney breast which houses the electric stove fire. Door leads to the kitchen.

**KITCHEN** Having a range of fitted wall and base units in grey. Base units are set beneath contrasting worktops which include a single bowl sink units, hob, oven, plumbing for washing machine, space for fridge freezer, tiled splash backs, laminate floor, pantry, front facing window and side facing entrance door.

**BEDROOM ONE** A good size double bedroom with rear facing window overlooking the rear garden.



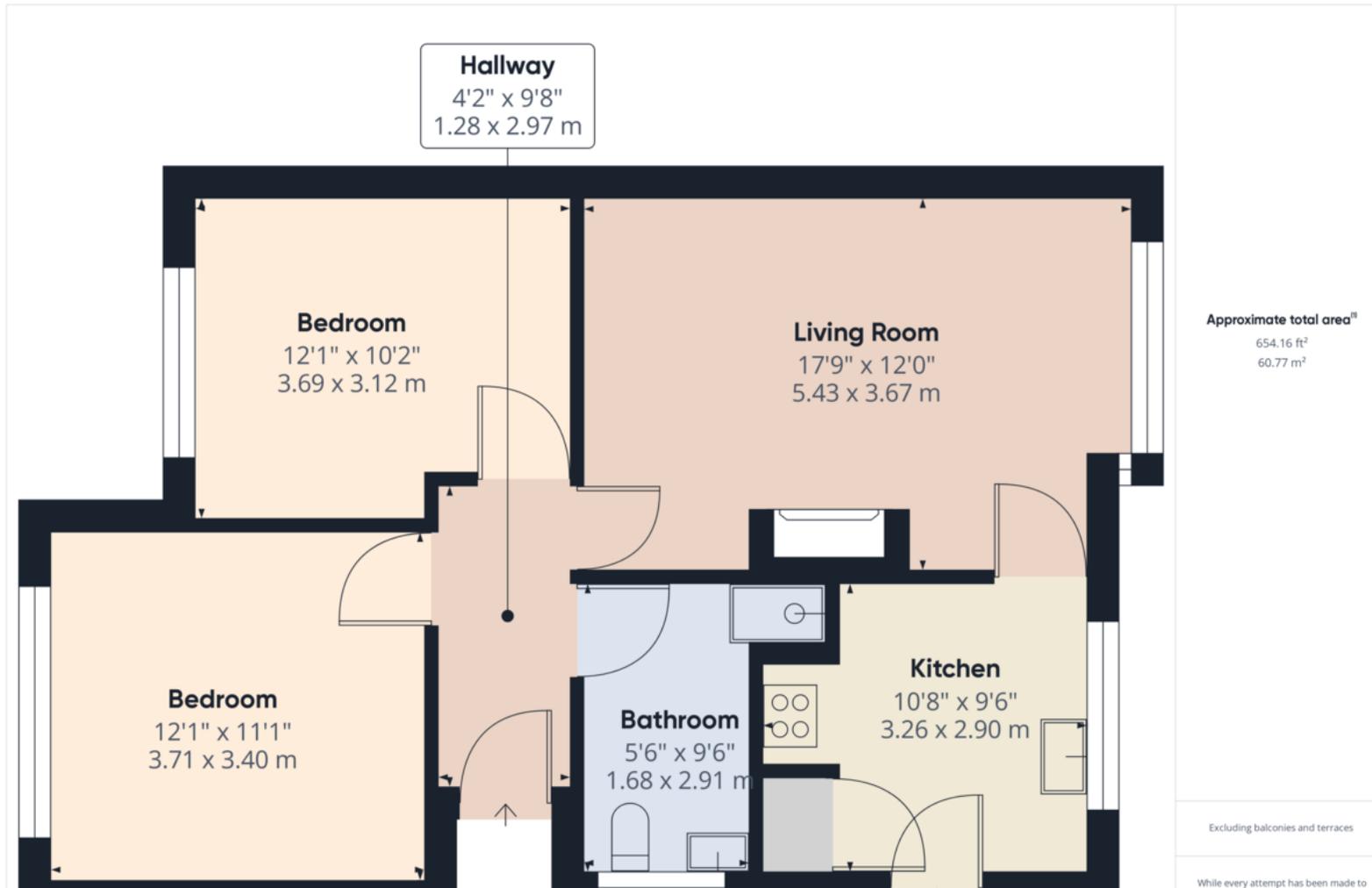
**BEDROOM TWO** A good size double bedroom with rear facing window overlooking the rear garden.

**SHOWER ROOM** With a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle, tiled floor, tiled walls, downlights to the ceiling and side facing window.

**OUTSIDE** The property is set on a larger than average plot. With gates that open onto the drive which provides parking for several vehicles with lawns to either side. A gate opens to the side of the property where there is a lawn, artificial grass with decked seating, outside kitchen area with sink and fridge and decked area. To the rear is an artificial grass area with decking, plunge pool and outside shower. There is further lawn garden.







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