

Mark  
Webster  
estate agents



Hall Lane  
Witherley  
£239,950

\*\*\* NICELY SITUATED 2 BEDROOM BUNGALOW ~ DESIRABLE VILLAGE LOCATION ~ NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this well presented two bedroom terraced bungalow briefly comprising: Through hallway, kitchen, lounge/diner, two bedrooms, good sized bathroom and an enclosed rear garden. Early viewing is advised.

## ENTRANCE HALL

Having an opaque double glazed entrance door, single panelled radiator, access to the roof storage space, recessed ceiling down lights, door to a useful storage cupboard and further doors leading off to...

## KITCHEN

**9' 5" x 8' 7" (2.87m x 2.62m)**

Double glazed window to front aspect, tiled floor, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, inset stainless steel electric oven and gas hob with an extractor hood above, appliance spaces, tiled splash back areas and open plan through to the lounge/diner.

## LOUNGE/DINER

**24' 0" x 9' 8" maximum (7.32m x 2.95m)**

(7'7" minimum width) Double glazed window to front aspect, single and double panelled radiators, double glazed sliding patio style doors leading out to the rear garden and an internal door to the entrance hall.

## BEDROOM ONE

**12' 1" x 9' 9" (3.68m x 2.97m)**

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM TWO

**8' 6" x 6' 4" (2.59m x 1.93m)**

Double glazed window to rear aspect, single panelled radiator and a useful fitted storage cupboard.

## BATHROOM

**8' 9" x 5' 5" (2.67m x 1.65m)**

Opaque double glazed window to front aspect, recessed ceiling down lights, chrome towel radiator, tiled floor and walls, low level WC, pedestal wash hand basin, bath and a tiled shower cubicle.



## TO THE EXTERIOR

The bungalow has an enclosed rear garden having a patio area, soiled and planted border with fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

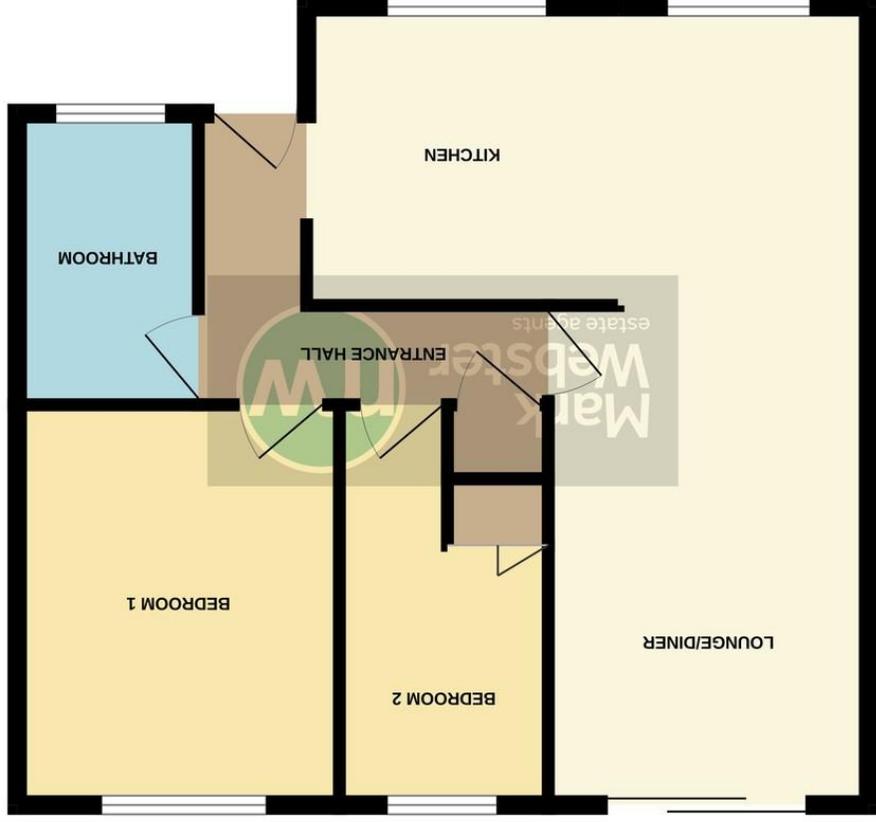
**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





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 Made with Metropix 6/2025

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