



Bidston Robin Hood Lane, Wroughtington WN6 9QQ

Price Guide £485,000



A beautifully presented two bedroom detached residence briefly comprising lounge, dining room, breakfast kitchen, ground floor bathroom, two bedrooms to first floor one with en-suite facilities. Integral garage and parking to front, to the rear are delightful gardens with far reaching unspoilt views.



ACCOMMODATION COMPRISES:

ENTRANCE PORCH

A spacious entrance porch with two double glazed windows to front and double glazed window to side. Laminate flooring. Radiator. Wooden door with glazed panel to:

ENTRANCE HALL

Spindle staircase to first floor accommodation with understairs storage/cloakroom. Laminate flooring. Radiator.

BATHROOM

Double glazed window to side. Fitted with a three piece suite comprising Jacuzzi bath with shower over, wash hand basin set on tiled plinth, and low level w.c. Walls and floor fully tiled. Heated towel rail. Underfloor heating.

LOUNGE

Double glazed window to front and patio doors to rear with inset blinds. Feature decorative wood fire surround with tiled back and hearth and inset gas coals effect fiore. Two radiators.

DINING ROOM

Double glazed window to rear with inset blinds. Brick fireplace with tiled hearth housing stove style electric fire. Laminate flooring. Radiator. Double doors to:

BREAKFAST KITCHEN

Double glazed patio doors to rear. Fitted with a range of Dove Grey wall and base units with granite work surfaces, upstands. Inset stainless steel sink unit with granite splashback. Four ring induction hob with built in oven beneath and Cooke & Lewis extractor hood over. Integrated wine fridge and dishwasher. Glass breakfast bar with cream stools. Wall mounted contemporary style radiator. Access to:

INTEGRAL GARAGE

With electronically operated up and over door. Two rooflights. Plumbed for automatic washing machine. Wall mounted Worcester gas combi boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to side. Spindle balustrade. Built in storage cupboard.

BEDROOM 1

Double glazed windows to rear and side. Built in wardrobes. Eaves storage cupboard. Radiator.

EN-SUITE SHOWER ROOM

Double glazed opaque window to rear. Fitted with a double shower cubicle, vanity wash hand basin with storage beneath and concealed cistern w.c. Panelled walls and ceiling and tiled floor. Underfloor heating.

BEDROOM 2

Double glazed window to rear and side. Built in wardrobes and storage cupboards. Radiator.

OUTSIDE

FRONT

Enjoying open views to the front, the property is approached via a paved driveway leading to the integral garage, and the front parking area. The rear of the property is accessible via a wooden side gate.

REAR

To the rear of the property and enjoying unspoilt and far reaching views are delightful gardens and paved patios. From the kitchen the gardens are accessed via steps to the lower seating area, lawn and mature and well established borders. A further patio with immediate access from the Lounge and benefiting from a small overhang also has steps leading down to the lower garden area.

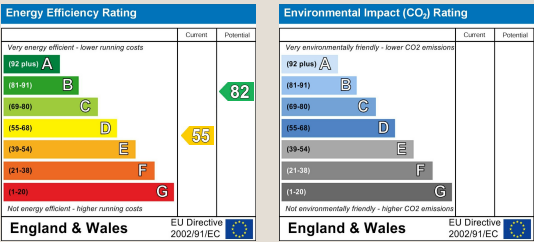
Area Map



Floor Plans



Energy Efficiency Graph



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