

Priory Park

**31 Priory Court,
Priory Park
1997 40'x20'
Manor Oakleigh**



This customer designed home is situated in a fairly central position within Priory Court. A modern park home bungalow, it is of timber frame construction with decra tiled roof and double glazed uPVC picture windows. Central heating and hot water is provided by lpg combination boiler. Feature bay windows on the southern elevation and picture windows elsewhere are complemented by a low maintenance garden with well stocked borders.

FOR SALE
at an asking price of
£139,950

Viewing is strictly by appointment only.
To make an appointment, please telephone 01473 727393

Accommodation comprises:

White uPVC front door in a recessed porchway with gable above leading to the

Entrance Hall (12'0" x 3'9") *with large cloaks cupboard with sliding mirrored doors and airing cupboard beside. Doors lead to the*

Dining Area (9'0" x 9'6") *with large picture window facing east. A mahogany stained dresser is included in the sale but other furniture is not. A door leads to the kitchen and a wide spanning archway leads to the*

Lounge (11'9" x 19'4") *with sliding patio doors facing to the garden on the east and two bay windows facing to the south this is a very light and spacious room. An Adams style fireplace with electric fire is set to give a winter focal point. The three piece suite and other furniture to be taken.*

Kitchen (11'3" x 9'6") *with fitted white cupboards, drawers and top lockers, there is an abundance of storage space. Fitted appliances include an electric oven, lpg hob with extractor hood above. There will be spaces left with plumbing and wiring for washing machine, tumble dryer and fridge/freezer. Half glazed door leads to the western garden and drive.*

Returning to the hallway, doors lead to

Bathroom (7'8" x 6'6") *is tiled in the shower area where a disabled access large shower is fitted. There are splashback tiles as well as shelf and mirror above the pedestal basin and wc.*

Master Bedroom (12'0" x 9'5") *features fitted wardrobes, drawers and dressing table in white along one wall with a window facing to the north.*

Bedroom Two (10'3" x 9'9") *as with bedroom one, features fitted wardrobes, drawers and dressing table in white along one wall with a window facing to the north.*

Carpets and curtains are included throughout, with furniture as described included.

The garden has a tarmac drive providing carparking for up to two cars to the west of the home. The remainder of the plot is a mixture of paved areas and well stocked borders. There is a greenhouse and shed also included in the sale.