



4 Roseacre Lane, Blythe Bridge

£375,000 Freehold



"Oh happy days, oh happy days" sure to come is exactly that, and I have just the property to set the stage. On Roseacre Close sits this three bed dormer bungalow, extended and recently updated touches throughout. A classic blend of old and new in perfect harmony. As you step through the door, updated and insulated hard floors lead the way through the home but to your left you have a spacious lounge. Bright with lots of light and an electric fire sets a cosy tone. A delightful spot to relax and unwind. Then you have the heart of the home, the kitchen. Recently updated glossy cream cabinets topped with a wood effect worktop gives it a really modern feel whilst being inclusive of your storage needs. Intergrated appliances such as the cooker, fridge freezer, dishwasher, mean you're well equipped for everyday life. Under cupboard lights set the stage but the real centrepiece is the meal you create. Should it be a touch too chilly, a fan heater sits at the bottom of the plinth connected to the central heating. Extended on to the property accessed via the kitchen is the utility. With intergrated washer and dryer the laundry is completed without the clutter and more storage space for those extra needs. The utility boasts a skylight, rear exterior door and is home to the recently updated boiler with a calming ten year warranty for that extra peace of mind. Last but not least a desperate door within the utility houses the guest WC, what more convenience could you want in one room. For formal mealtimes and entertaining you have a spacious dining room with glazed sliding doors on to the beautiful garden giving a lovely view. To scrub away the day, a family bathroom serves the home with both a bath and a separate walk in shower. As bedtime arrives the master completes the ground floor or alternatively a further two bedrooms can be found upstairs with access via the dining room with the option for a stair lift negotiable in the sale. A double bedroom and a versatile single completes the first floor, the single room boasting a dressing area with built in wardrobe space. For storage you have generous under eaves storage accessed via both rooms as well as sporting built in cupboards to trim the landing space making it useful and nifty. For the garden you have a beautifully landscaped garden featuring Lish green lawn as well as a paved brick patio for those brighter days for you to enjoy. Fenced all around and home to several flowers and mature plants that really make the space pop. For parking you have a paved brick driveway for multiple vehicles set behind a cast iron gate for added security. A garage adds further space whether it house the car or something else entirely. All this is locate on Roseacre Close in Blythe Bridge.

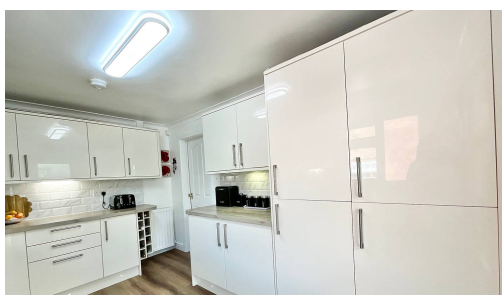


Council Tax band: C

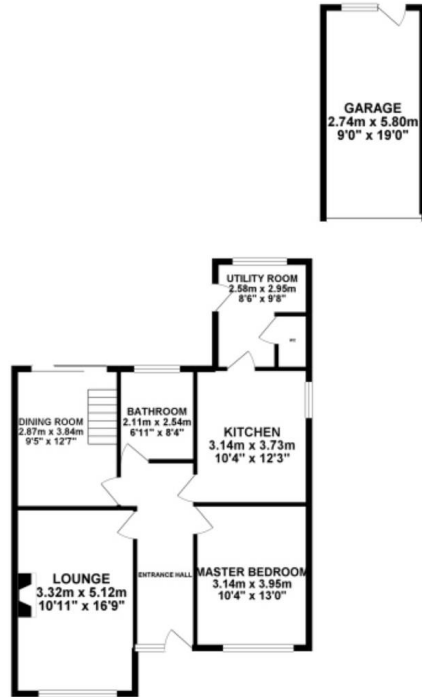
Tenure: Freehold

EPC Energy Efficiency Rating: D

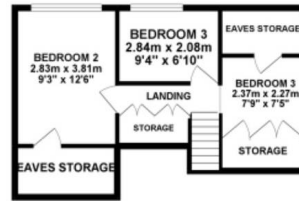
EPC Environmental Impact Rating:
D



GROUND FLOOR 90.17 sq. m.
(970.58 sq. ft.)



1ST FLOOR 36.79 sq. m.
(396.01 sq. ft.)



TOTAL FLOOR AREA : 126.96 sq m (1366.59 sq ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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