



# Waterway Garth Pollington DN14 0HQ

£120,000

- Extended Bungalow
- Two Bedrooms
- Superb Bathroom
- Corner Bath & Shower
- Upvc DG & Gas CH
- Garage & Enc Gardens
- Fields To Rear
- EPC Rating E

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Registered in England No 8047217 Registered Office: Suite One,  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Pollington- Occupying a good sized plot situated within a pleasant cul de sac in the popular rural village of Pollington, this extended bungalow benefits from gas central heating, Upvc DG, soffits & fascias, garage and good sized enclosed rear gardens. The accommodation comprises entrance porch/utility room, dining kitchen with integrated cooking appliances, lounge with real flame fire, two bedrooms and superb extended bathroom with modern white suite incorporating corner bath with TV and independent shower cubicle. Viewing recommended.

### PROPERTY ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque panel leads into

**ENTRANCE LOBBY/UTILITY** 5' 0" x 5' 2" (1.52m x 1.57m)  
With good quality tiled flooring, plumbing for automatic washing machine and Upvc double glazed windows to both front and side. Timber side entrance door leads into

**DINING KITCHEN** 12' 1" x 7' 9" (3.68m x 2.36m) Fully fitted kitchen with a range of base units finished in cream with contemporary style door and drawer furniture, integrated electric oven with four ring gas hob and stainless steel chimney style extractor hood above, marble effect food preparation surfaces and contemporary ceramic splash back tiling, single bowl stainless steel sink with mixer tap, plumbing for dishwasher, good quality tiled flooring to match utility, central heating radiator, recessed ceiling spotlights, access to roof void and Upvc double glazed window with fitted roller blind to the front.

**INNER HALLWAY** With tiled flooring running through from kitchen, central heating radiator, recessed ceiling spotlights and internal doors leading off.

**LOUNGE** 16' 10" x 10' 2 max" (5.13m x 3.1m) With feature timber Adam style fire surround and marble effect back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, double central heating radiator, three fitted

contemporary style wall lights, double central heating radiator and Upvc double glazed bow window to the front.

**BEDROOM ONE** 10' 11" x 10' 1" (3.33m x 3.07m) Good sized master bedroom with coving to the ceiling, central heating radiator and Upvc double glazed window to the rear providing views over open fields.

**BEDROOM TWO** 7' 11" x 7' 9" (2.41m x 2.36m) Second bedroom benefits from coving to the ceiling, central heating radiator and Upvc double glazed double doors opening out into the rear garden.

**HOUSE BATHROOM** 7' 4 max" x 10' 8 max" (2.24m x 3.25m) Extended house bathroom benefits from high quality contemporary style white suite comprising vanity wash hand basin with contemporary style mixer tap set in high gloss unit, independent step in quadrant shower cubicle with fitted Tryton electric shower, double low level flush W.C., corner bath with contemporary ceramic splash back tiling, mixer tap and fitted TV, stainless steel ladder style towel radiator and additional retro style radiator, recessed ceiling spotlights, electric extractor fan and Upvc double glazed opaque window to the rear.

### EXTERNAL

**FRONT AND SIDE** To the front is a low maintenance garden with timber picket fencing and block paved walkway to front

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entrance door. To the side of the property is a detached concrete sectional garage with up and over door having the benefit of both power and light connected.

REAR To the rear is a fully enclosed low maintenance garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards. Paved patio area with outside courtesy coach lights leads to low maintenance pebbled garden with views over open countryside to the rear. Wrought iron pedestrian access gate to the side. The property benefits from Upvc soffits and fascias.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road and pass through 4 roundabouts, remaining on A614. Pass through the village of Rawcliffe and turn right at the next roundabout on to A1041. Turn left on to A645 / Shearburn Terrace and turn left on to Long Lane into Pollington. Bear right on to Main Street and bear left on to Bridge Lane. Turn left on to Lock Close, and then immediately turn right on to Water Way Garth where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A



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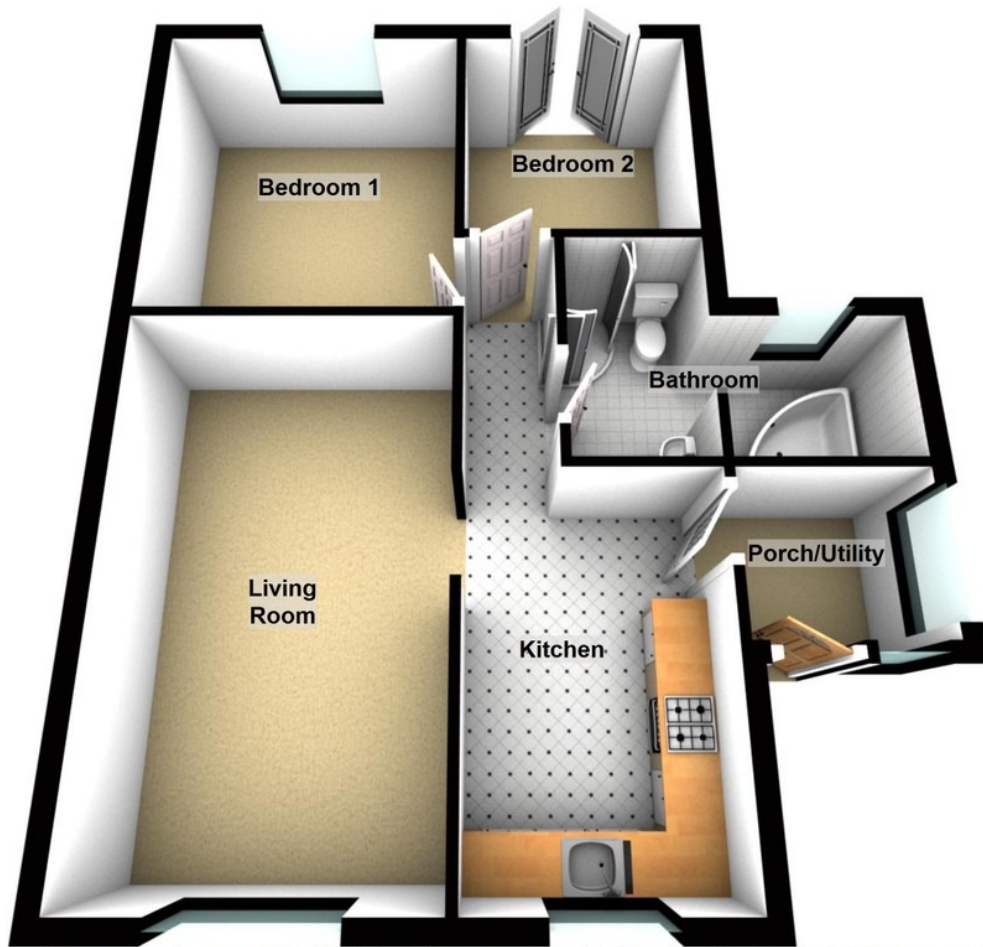
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Ground Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using The Mobile Agent.

