



***“Glenochry”, 186 South Road  
Bretherton  
£395,000***



Situated in this popular semi rural location, this is a spacious and well presented **FOUR BEDROOMED DETACHED BUNGALOW** with a private rear garden which is not directly overlooked and backs onto the open countryside, whilst to the front is a large garden and good sized driveway providing ample parking and leading to the garage.

Briefly, the accommodation comprises an entrance hall, front reception room, kitchen with family room, conservatory, four double sized bedrooms, family bathroom and to the first floor there is a separate WC and separate shower room. There is gas fired central heating and uPVC double glazed windows throughout.

*Directions: From our Croston office, proceed in a northerly direction towards the junction with Westhead Road and Station Road. Bear right into Station Road continue to the end. At the roundabout turn left over the railway bridge and continue into the village of Bretherton along Flag Lane. Pass Marl Cop on the right hand side as the road becomes South Road. Continue along and the property can be found on the right hand side.*

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**Note:** This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

*The Accommodation Comprises*

Entrance

Hardwood entrance door with an oval glass bevelled leaded panel.

Porch

uPVC double glazed leaded windows; half tiled walls; attractive ceramic mosaic tiled floor; hardwood door into the :-

Spacious L-Shaped Hallway

Coved ceiling; power points; carpeted stairs to the first floor; central heating radiator with thermostatic control; telephone socket; understairs storage cupboard; further useful walk-in understairs storage cupboard which has a light and coat hooks.

Front Reception Room

4.71m x 3.60m  
15'5 x 11'9

uPVC double glazed leaded bow window to the front; double glazed window to the side; inset contemporary style remote controlled gas fire with a granite back; central heating radiator with thermostatic control; coved ceiling; power points; fitted carpet; television aerial socket; wired for *Sky*; panelled door.



Kitchen/Family Room

Kitchen Area:  
3.68m x 2.61m  
12'1 x 8'7

A fully fitted kitchen with a comprehensive range of wall and base units; beautiful granite worktops extending to the inset stainless steel sink with a vegetable preparation area and contemporary flexible monobloc tap; chimney style illuminated extractor fan over the cooking area; under unit lighting; tiled splashbacks; power points; complimentary tile effect vinyl floor; plumbed for automatic washing machine and dishwasher; space for larder fridge freezer.



### Family Room

4.54m x 3.04m  
15'0 x 10'0



Adjacent to the kitchen, this is a lovely family room being situated to the rear of the property with a uPVC double glazed window overlooking the rear garden and open views; central heating radiator with thermostatic control; power points; fitted carpet; coved ceiling; wired for *Sky*; double French doors leading into:-

### Conservatory

3.07m x 2.70m  
10'1 x 8'10



Built on dwarf brick walls and having uPVC double glazed windows with leaded stained glass lights above; double French doors lead onto the rear garden; mosaic tiled windowsills; power points; multi polycarbonate glazed roof; central heating radiator with thermostatic control; ceiling light/fan combination fitting; power points; tiled floor under the fitted carpet; currently being used as a dining room.

### Family Bathroom

3.17m x 1.89m  
10'5 x 6'3



Fitted with a four piece suite in white incorporating a corner Jacuzzi bath with a roped edged design, hand held shower attachment; matching close coupled WC and pedestal wash hand basin; separate fully tiled shower cubicle fitted with a *Mira* power shower and separate light; fully tiled walls in luxury glazed ceramic tiles; illuminated vanity mirror over the wash hand basin; central heating radiator with thermostatic control; opaque uPVC double glazed window; complimentary tile effect vinyl floor; built-in airing cupboard; panelled door.

Front Bedroom

4.65m x 3.86m  
15'3 x 12'8



The measurements have been taken to inside the built-in fitted wardrobes with over the bed cupboards; lights over the bed area; central heating radiator; uPVC double glazed leaded window to the front; power points; coved ceiling; ceiling light/fan combination fitting; fitted carpet; panelled door.

Rear Bedroom

4.08m x 3.31m  
13'4 x 10'10



uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; built-in fitted wardrobe; dado rail; coved ceiling; power points; ceiling light/fan combination fitting; fitted carpet; panelled door.

## FIRST FLOOR

Landing

Fitted carpet; useful walk-in under eaves storage space fitted with a light, shelves and carpet behind a panelled door.

Bedroom

3.93m x 2.73m  
12'11 x 9'0



These measurements are taken to the main purling beams but there is further open space to under the eaves; this makes a good sized double bedroom and has two *Velux* roof windows with roller blinds; central heating radiator with thermostatic control; built-in fitted wardrobes; power points; television aerial socket; cylinder cupboard housing the gas fired central heating boiler; ceiling light/fan combination fitting; fitted carpet; panelled door.

Bedroom

3.31m x 2.65m  
10'10 x 8'8

Again, the measurements were taken to the main purlings but there is more open space under the eaves; this is currently being used as a study/hobbies room; uPVC double glazed gable end window; central heating radiator; power points; built-in fitted wardrobe; fitted carpet; panelled door.



Separate WC Room

Fully tiled and fitted with a white suite including a close and wash hand basin; extractor fan; ceramic tiled floor; central heating radiator with thermostatic control; panelled door.



Separate Shower Room

Fitted with a *Mira* electric shower; fully tiled walls; extractor fan; ceramic tiled floor.

## OUTSIDE

Garage

6.66m x 2.89m  
21'10 x 9'5

Up and over door; double glazed window to the side; fitted with power and light; concrete base; sliding door into the :-

Utility Room

3.47m x 2.94m  
11'4 x 9'8

Plumbed for automatic washing machine; double glazed window to the side; half glazed door; power and light.

## Rear Garden



A lovely private enclosed rear garden which backs onto open fields and countryside; the garden is low maintenance and mainly comprises gravelled areas with a flagged rotunda feature; good sized flagged patio areas; large raised koi carp pond, fountain and rockery; good variety of mature shrubs and plants etc; the flagged terraced patio continues round to the side of the conservatory; ample seating areas; outside security light; mature eucalyptus tree; climbing ivy to the wood fence panels; security wooden gate to the side of the bungalow and a flagged path leading to the front; well tended conifer hedging to the sides.



## *Rear View*

There is outside security lighting to the front of the property; access to the further side of the bungalow; a larger than average front garden mainly comprising a lawn with a variety of mature shrubs, plants and conifers etc to the side borders including a budlia tree and a blue cedar conifer; a dwarf privet hedge protects the property; large macadammed driveway which sweeps round to the front of the bungalow providing turn around facilities and providing ample parking.

## Front Garden