



***2 The Causeway
Ulnes Walton
£129,950***



This is a **SPACIOUS END TOWN HOUSE** situated in the rural location of Ulnes Walton and offering **THREE BEDROOMS** and spacious gardens. Briefly, the accommodation comprises an entrance porch, hall, cloaks/WC, lounge, kitchen, dining room, sun room/rear porch and to the first floor is the family bathroom. There is gas fired central heating and double glazing.

To the outside are good sized gardens and there is a garage for the property situated close by. Viewing is recommended.

Directions: From our Eccleston Office proceed along The Green and out of the village and after passing over the bridge take the next left into New Lane. At the end of the road turn left into Southport Road. Take the next right into Ulnes Walton Lane and continue along this country lane until reaching Moss Lane on the left. Continue to the end of Moss Lane and turn right into Willow Road and then take a left into Wray Crescent. Turn right into The Causeway where 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 Porch

Half glazed porch with a uPVC double glazed entrance door into:-

Hall

With a central heating radiator; textured ceiling; useful understairs storage cupboard with coat hooks.

WC Cloakroom

Fitted with a low level WC in white and a matching wall mounted wash hand basin with tiled splashbacks; textured ceiling; uPVC double glazed window

Lounge

5.39m x 3.18m
17'8 x 10'5



A through room with a uPVC double glazed window to the front and sliding patio doors leading onto the rear garden; power points; central heating radiator with thermostatic control; television socket; telephone socket; wired for *Sky*; electric fire with a stone surround; textured ceiling; two ceiling light fittings; telephone socket; door to the inner hall and a door to the front hallway.

Kitchen

2.89m x 2.39m
9'6 x 7'10



Fitted with a range of wall and base units; inset stainless steel sink; laminate worktops which extend to a room divider; tiled splashbacks; power points; plumbed for an automatic washing machine; free standing electric cooker; uPVC double glazed window.

Dining Room

2.98m x 2.89m
9'10 x 9'5

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; door into inner hall.

Inner Hall

Central heating radiator with a thermostatic control; fitted coat hooks; stairs leading to the first floor.

Sun Room/Rear Porch

3.12m x 1.79m
10'3 x 5'11

A useful extension and built on dwarf brick walls with glazed windows to the side and rear, door to the rear garden; power points; wood panelled ceiling with recessed halogen ceiling downlights.

FIRST FLOOR

Landing

With a textured ceiling; cupboard housing the *Worcester* free standing gas fired combination central heating boiler with shelves above; further built-in storage cupboard.

Bedroom One

4.45m x 2.88m
14'7 x 9'5



uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; built-in fitted storage cupboard; textured ceiling; access to the part boarded loft; telephone socket.

Bedroom Two

3.60m x 2.88m
11'10 x 9'5



uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; built-in wardrobes with clothes hanging rails and shelves above; textured ceiling.

Bedroom Three

3.16m x 2.38m
10'4 x 7'9

uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; built-in fitted wardrobes with shelves above; textured ceiling.

Bathroom



Fitted with a three piece suite incorporating a twin gripped bath and over shower; pedestal wash hand basin; low level WC; uPVC double glazed window; central heating radiator.

OUTSIDE

Front Garden

This is an open-plan lawned front garden with a path leading to the front entrance.

Side Garden

This is a good sized garden to the side of the property where there is an opportunity to create off road parking or to erect a garage (subject to planning permission); laid to lawn with a mature privet hedge; path; security gate leading to the rear garden.

Rear Garden



This is a good-sized garden with a flagged paved patio accessed from the rear porch/sun room and a path leads to the rear of the garden which is mainly laid to lawn with well stocked flower beds with mature shrubs, plants etc., further terraced patio good sized timber storage shed; wood fence panels in concrete posts secure the garden; outside security lights.



Garage

This is situated to the rear of the property, just a short walk away and is the second on the left in the block. There is an up-and-over-door.