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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**94 MARKVILLE**  
**BLEARY**  
**BT63 5SZ**



**Three bedroom semi detached bungalow**  
**OFFERS AROUND £159,950**  
Viewing strictly by appointment only



Number 94 is a remarkable three bedroom semi detached bungalow situated in Markville, Bleary. This superb spacious property enjoys an excellent position, situated close to schools, shops and all local amenities. Immaculately presented throughout, this beautiful home has recently been decorated with new flooring and painted throughout and a brand new kitchen fitted with integrated oven, hob and dishwasher. This fantastic property offers bright and spacious accommodation comprising hallway, front aspect living room, brand new kitchen with integrated oven, hob and dishwasher, three well appointed bedrooms and family bathroom. Side and rear garden laid in lawn with paved patio surrounded by hedging and timber fencing. Spacious tarmac driveway providing ample off street parking for numerous vehicles. This superb bungalow is not to be missed and will appeal to a wide range of viewers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

## ACCOMMODATION

### HALLWAY:

Entrance door with oval decorative panel and glazed side panels, double panel radiator and laminate flooring. Access to roof space.



### LIVING ROOM:

17' 6" x 10' 7" (5.33m x 3.23m)

Front aspect living room with open fire with back boiler in feature fireplace, two double panel radiators, vertical blinds and laminate flooring.





**KITCHEN/DINING AREA:**

15' 2" x 10' 8" (4.62m x 3.25m)

Excellent range of brand new sage green high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Space for fridge/freezer and washing machine, integrated dishwasher. Two double panel radiators, part tiled walls, two enclosed storage cupboards and vinyl flooring. Space for table and chairs.



**BEDROOM (1):**

10' 8" x 10' 8" (3.25m x 3.25m)

Front aspect double bedroom with single panel radiator, vertical blinds and brand new carpet flooring.



**BEDROOM (2):**

11' 5" x 9' 8" (3.48m x 2.95m)

Side aspect double bedroom with single radiator, vertical blinds and brand new carpet flooring.



**BEDROOM (3):**

10' 2" x 8' 8" (3.1m x 2.64m)

Rear aspect double bedroom, single panel radiator and carpet flooring.



**BATHROOM:**

7' 5" x 6' 1" (2.26m x 1.85m)

Three piece white suite comprising panelled bath with electric shower and glazed swivel panel, pedestal wash hand basin and wc. Tiled walls and flooring, extractor fan and chrome towel radiator.



**OUTSIDE:**

Front garden laid in lawn with shrubs and tile pathway. Side and rear garden laid in lawn with paved patio area surrounded by timber fencing and hedging. Water tap. Spacious tarmac driveway providing ample off street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0390-2605-3440-2725-6915

#### SPECIAL FEATURES:

- Superb three bedroom semi detached bungalow approx. 1001 sq. ft.
- Front aspect bright and spacious living room with open fire in feature fireplace
- Open fire with back boiler heating radiators and water
- Brand new recently fitted kitchen with integrated oven, hob and dishwasher
- Three well appointed bedrooms
- Three piece family bathroom
- Oil fired central heating
- Brand new recently fitted flooring throughout
- Recently painted throughout
- Rear garden laid in lawn surrounded by hedging and timber fencing
- Tarmac driveway providing ample parking for numerous vehicles
- Much sought after location of Markville, Bleary
- Close to schools, shops and all local amenities
- Chain free
- Rates: £758.18
- EPC: D

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