



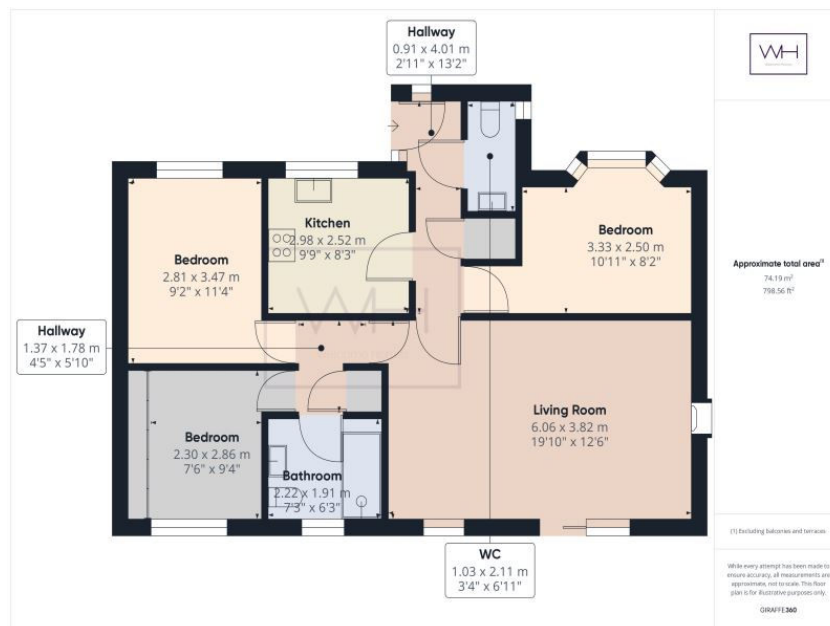
**6 Meadowgates, S63 8HX**  
**£240,000 Offers In Region Of**  
**Tenure Freehold**

- **Corner Plot**
- **Detached Bungalow**
- **Private Rear Garden**
- **Off Road Parking**
- **Situated in a quiet cul-de-sac**
- **Central Village Location**
- **Electric Garage Door**
- **Garage**

Welcome to this delightful single-storey home, artfully designed across a spacious 74 square meters. This residence boasts three sun-filled bedrooms and one well-appointed bathroom, guaranteeing tranquillity and effortless comfort. The house's floor plan promises a seamless flow, beginning with a generous yet cosy living room/dining room that comes with a charming fireplace to bask in during cooler evenings. The kitchen whispers culinary creativity with a fully-functional stove and ample space for culinary adventures. This charming home blends functionality and style, enhancing life's simpler joys. Fall in love with the potential this house offers, make it your oasis, your work from home hub, or your cherished family home.

Enjoying a corner plot, there is a garage with an electric door and a driveway providing off road parking to the front with the rear garden privately enclosed and not overlooked

This house is more than a building; it's a lifestyle waiting for you to initiate. An early viewing is essential to appreciate the standards on offer with your dream home just a call away!



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	78
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC