









A superb two bedroom semi-detached bungalow, providing well presented accommodation within the popular Lakeside Village development. Internally the attractive accommodation is all on one level and includes an entrance hall, lounge, an impressive modern kitchen, two well-proportioned bedrooms and a contemporary shower room/wc. The property benefits from double glazing, gas central heating to radiators, generous driveway and delightful gardens to the front and rear. This convenient location provides easy access to local amenities, shopping facilities and transport links to surrounding areas. We highly advise early viewing to appreciate this wonderful bungalow!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Radiator and storage cupboard.

## Lounge 11'10" x 16'2"



Double glazed box bay window to the front and radiator. Door to inner hall.

## Kitchen 7'3" x 10'11"



Fitted with modern wall and base units with wooden work surface over incorporating a sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob with extractor fan over, space has been provided for the inclusion of a fridge freezer, washing machine. Double glazed window to the side, double glazed door to the side. Boiler concealed behind a cupboard.

## Inner Hall

Storage cupboard and access point to loft.

## Bedroom 1 9'1" x 12'8"



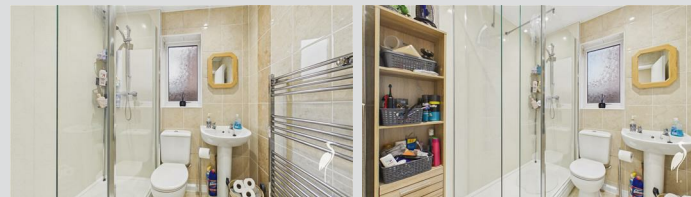
Double glazed French sliding doors to the rear garden, radiator and fitted sliding door wardrobes.

## Bedroom 2 10'3" x 8'4"



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

## Shower Room



Low level WC, washbasin and shower enclosure with overhead shower, part tiled walls and tiled floor, UPVC lined ceiling, double glazed frosted window and ladder style heated towel rail.

## Outside



Garden to the front laid mainly to lawn, driveway for up to two cars, gate providing access to the rear garden. Attractive rear garden with lawned and block paved areas.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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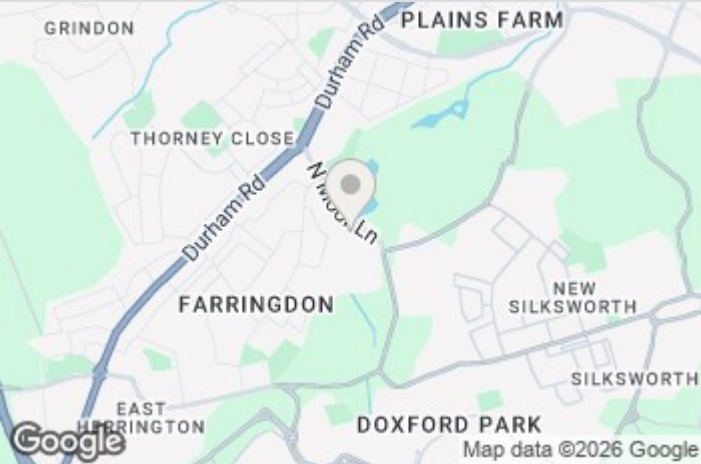
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# MAIN ROOMS AND DIMENSIONS

verification is recommended.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.



## Fawcett Street Viewings

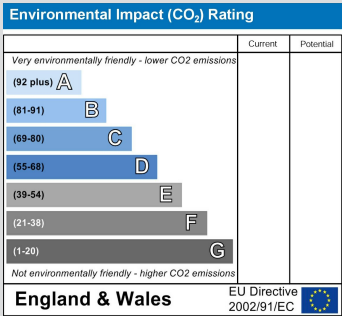
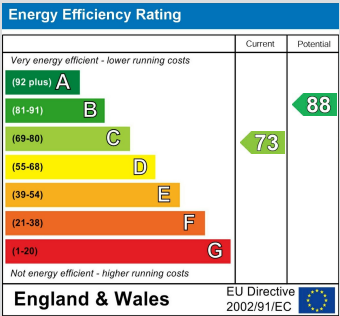
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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**Approximate total area<sup>(1)</sup>**

56.4 m<sup>2</sup>

608 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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