



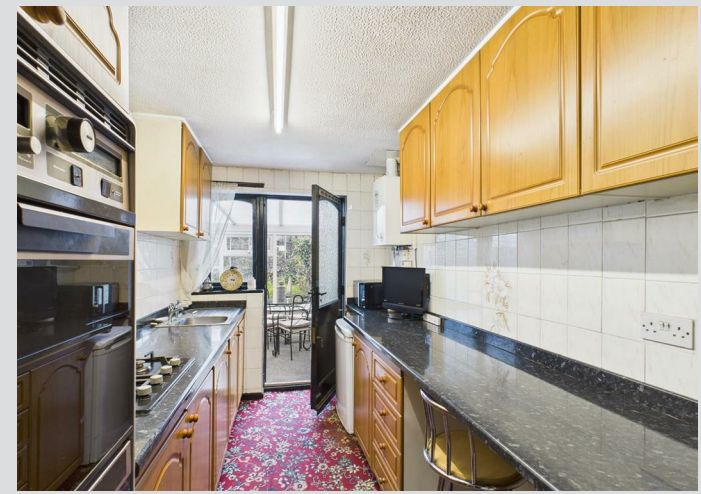












A delightful two bedroom semi-detached bungalow, occupying a superb cul-de-sac position within this ever popular residential area. Internally the accommodation is all on one level and includes a hall, a lounge, kitchen, conservatory, two bedrooms and a bathroom/wc. Externally there is a garden to the front, a driveway with car port, an attached single garage and to the rear a lawned garden. This convenient location is ideal for local amenities, shopping facilities and schools as well as for Doxford International Business Park and major road connections including the A19. With no upper chain involved, we highly recommend early viewing.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to the hallway.

## Hallway



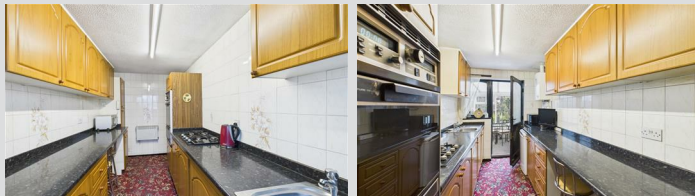
There is a radiator and an airing cupboard. Doors lead of to the lounge, kitchen, two bedrooms and bathroom.

## Lounge 14'7" x 11'8"



Double glazed bow window to the front and a radiator.

## Kitchen 14'0" x 6'8"



Fitted wall and base units with work surface over incorporating a sink and drainer unit and a breakfast bar, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge, there is a wall mounted boiler, electric wall mounted heater and a door to the conservatory.

## Conservatory 20'8" x 8'1"



Double glazed door to the rear garden, double glazed windows and a door to the garage.

## Bedroom 1 12'4" x 9'8" max inc fitted robes



Double glazed bow window to the front, radiators, fitted wardrobes and matching drawer units.

## Bedroom 2 8'8" x 10'11" max inc fitted robes



Timber double glazed sealed unit window looking into the conservatory, there is a radiator and fitted wardrobes.

## Bathroom



Low level WC, pedestal wash hand basin and panel bath with step in shower cubicle with electric shower, there is a timber framed frosted glazed window, radiator and tiled walls.

## Outside



To the front of the property there is a garden with a driveway and a car port over, attached single garage and to the rear is a delightful garden laid mainly to lawn.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band C.

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# MAIN ROOMS AND DIMENSIONS

## Important Notice

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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.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

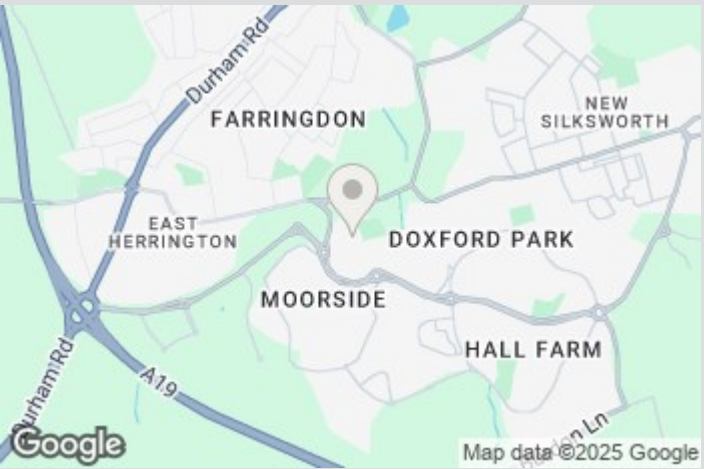
## Opening Times

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

## Ombudsman

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

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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