









A spacious two double bedroom semi-detached bungalow with a generous mature garden, occupying a delightful cul-de-sac position within this ever popular location. The accommodation is all on one level and is accessed via an entrance lobby, connecting though to a superb reception hall. There is an attractive lounge, a kitchen / diner, conservatory, two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway, a garage, a useful side access and a mature garden to the rear with a lawn, paved area, decking and established planting. This location is ideally placed for local amenities, shops and schools as well as offering transport links to surrounding locations. With no upper chain involved, early viewing is highly advised.

MAIN ROOMS AND DIMENSIONS

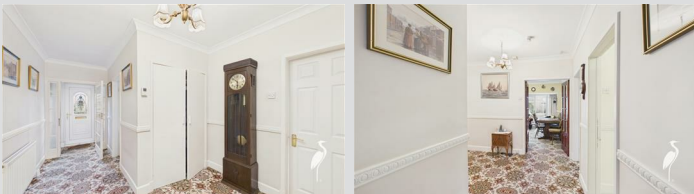
All on Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Inner door to reception hall.

Reception Hall



Radiator and built in cupboard.

Lounge 11'8" x 16'5"



Double glazed bow window to front, radiator and feature fireplace.

Kitchen/Diner 16'2" x 13'1"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and hob, space for fridge freezer and washing machine, radiator and double glazed French door providing access to the conservatory.

Conservatory 8'6" x 9'10"



Double glazed door to rear decked area, double glazed windows overlooking the garden and radiator.

Bedroom 1 9'10" x 14'5"



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 11'1" x 9'11"



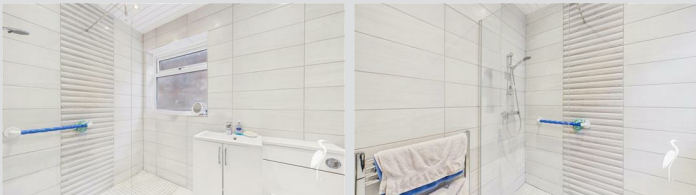
Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Wet Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator, attractive tiled walls and floor, and double glazed window.

Outside



To the front of the property there is a garden with driveway providing off street parking and access to garage. The garage has a main roller shutter access door to the front and the benefit of double doors to the rear. To the rear of the bungalow there is a superb garden with a lawn, decked area, paved area and mature plants and shrubs.

Council Tax Band

The Council Tax Band is Band D.

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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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

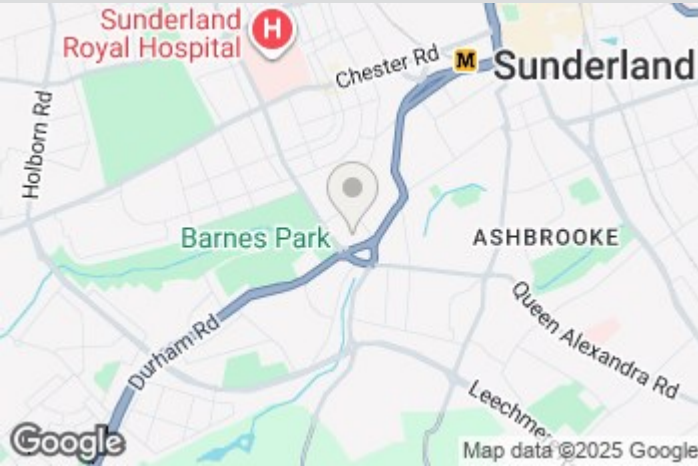
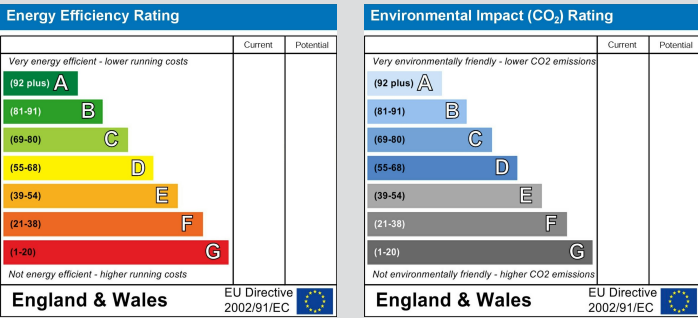
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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⁽¹⁾

87.1 m²

937 ft²

Balconies and terraces

11.6 m²

125 ft²

(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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