









RECENTLY REDUCED!

This delightful three bedroom, semi-detached bungalow, requiring some updating and modernising, enjoys a wonderful open aspect to the rear. Internally the accommodation is all on one level and briefly comprises of an entrance porch, hall and a lounge that connects through to a conservatory providing a pleasant aspect over the garden. There is a fitted kitchen, three bedrooms (one currently utilised as a dining room) and a bathroom/wc. Externally to the front of the property, there is a gated entrance on to a driveway, a single garage with mature hedging and shrubs in the garden. At the rear there is a patio, gravelled area and established borders. This location is ideally placed for access to local amenities and is situated within close proximity to Herrington Country Park, shops and schools (East Herrington Primary School) as well as offering excellent links to major road connections. With no upper chain involved, we highly advise viewing to appreciate the location, aspect and potential of the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Reception Hall



Double glazed window to front, 2x radiators, storage cupboard and access point to loft.

Lounge 15'10" x 11'2"



Feature fireplace, radiator and double glazed sliding door to conservatory.

Conservatory 9'4" x 8'9"



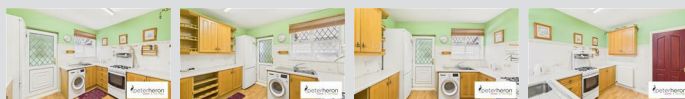
Double glazed windows and UPVC French doors to rear.

Bedroom 3 12'5" x 8'11"



Currently being used as a dining room. Double glazed bay window to rear and radiator.

Kitchen 10'9" x 8'11"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for oven, fridge freezer and washing machine. Radiator, double glazed window to rear and UPVC door to rear hall.

Rear Hall

UPVC doors to rear.

Bedroom 1 12'9" x 11'3"



Double glazed bay window to front fitted wardrobes and radiator.

Bedroom 2 13'0" x 9'10"



Double glazed bay window to front and radiator.

Bathroom



Low level WC, washbasin, bath and shower cubicle, double glazed window and radiator.

Outside



Attractive Garden to the front with driveway providing off street parking with access to the attached garage, whilst to the rear delightful garden with patio seating area and established planting.

Garage

Access via up and over door to the front and UPVC door to the rear.

Views Over Open Aspect



Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band C.

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

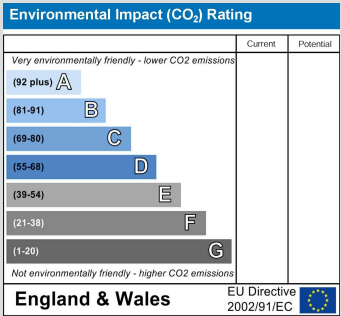
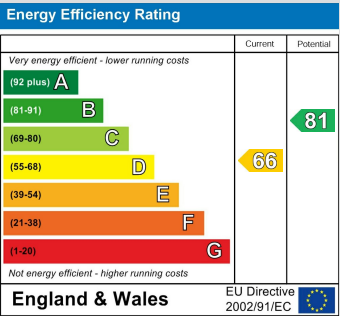
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

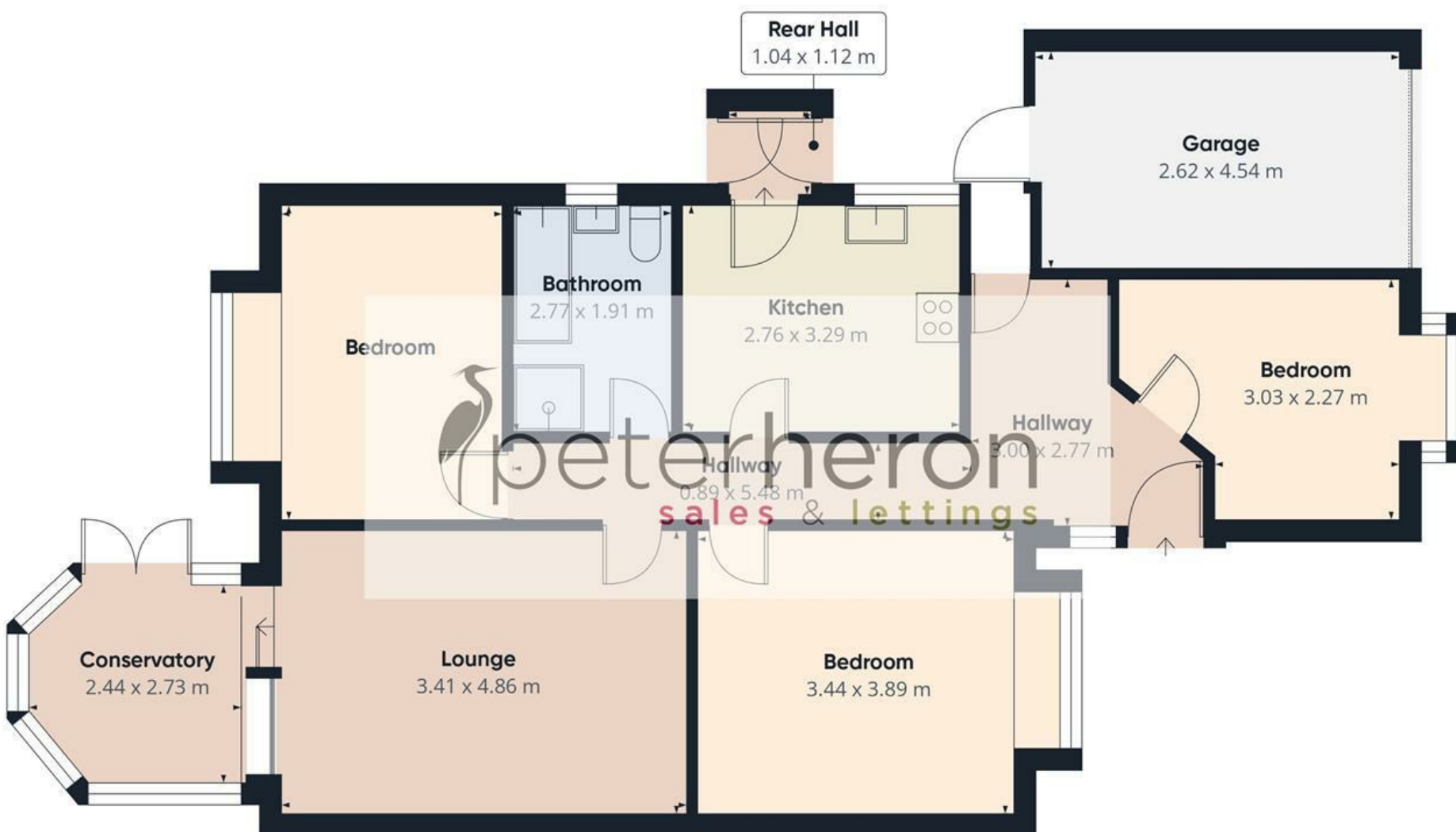
Ombudsman

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⁾
98.5 m²

(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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