









A rare opportunity to purchase this deceptively spacious two bedroom two bathroom and four reception roomed semi detached bungalow with a little adaption could be converted into a three bedroom offering an exciting opportunity for those purchasers who require ground floor living space but with additional rooms upstairs.

The property is presented to a good standard throughout and sits within a lovely plot with south facing gardens to the rear and a convenient situation within walking distance of a superb range of amenities in Cleaton Village centre.

Benefiting from gas central heating and UPVC double glazing, the property offers comfortable, flexible accommodation and is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and storage cupboard.

Lounge/Bedroom 1 13'6" x 11'0"



Double glazed bay window to front elevation, electric fire and radiator.

Kitchen 10'11" x 10'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include double oven, gas hob and hood. Space provided for a washing machine and fridge freezer. Double radiator, single glazed window and door to conservatory.

Conservatory 15'1" x 8'2"



Double glazed windows and UPVC door to rear garden.

Living Room 10'9" x 8'9"



Double glazed window to rear elevation, double radiator and open plan leading through to dining room.

Dining Room 11'1" x 11'6"



Double glazed window to front elevation, radiator and stairs to first floor.

Bathroom



Low level WC, washbasin vanity unit and bath with shower

tap and vanity unit, heated towel rail and double glazed window to rear elevation.

First Floor Landing

Storage cupboard.

Bedroom 2 12'11" x 12'6"



Double glazed window to rear elevation, radiator and built in furniture.

Bedroom 3 15'4" x 8'2"



Double glazed window to rear elevation and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator and double glazed window to the rear elevation.

Outside



Generously sized south facing rear garden laid mainly to lawn with a side gate to access front. Attractive front garden with a driveway providing off street parking and leading to a

Garage 19'1" x 9'5"

The property also benefits from a detached garage accessed via an electric roller shutter door.

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.

Sea Road Viewings

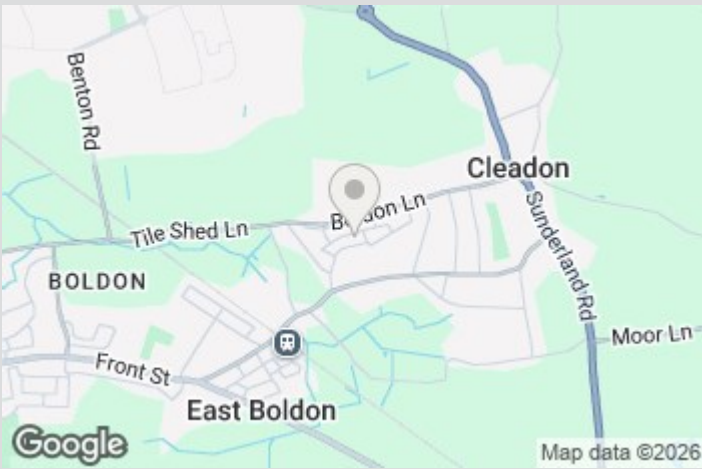
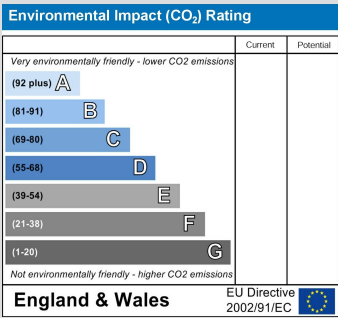
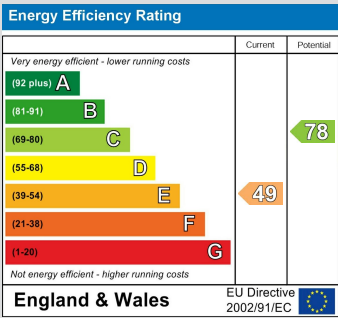
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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Ground Floor Building 1



First Floor Building 1

Approximate total area⁽¹⁾

104.2 m²

1122 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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