















A rare opportunity to purchase this attractive two bedroom semi detached bungalow, occupying a quiet position within this highly desirable residential estate. The internal accommodation comprises entrance hall, lounge, modern kitchen, spacious conservatory, two bedrooms and a contemporary shower room. To the front of the property is a driveway providing off street parking whilst to the rear a generous lawned gardens with block paved patio areas. Set along the A19 corridor, being perfect for Nissan, Amazon and Doxford International Business Park and easy commuting to Newcastle Upon Tyne and Durham City, the property is walking distance from a good range of urban amenities set within the centre of the village. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite door.

## Entrance Hall

Two storage cupboards, radiator and access hatch to loft.

## Lounge 13'10" x 11'6"



Radiator and UPVC double glazed French doors to conservatory.

## Kitchen 13'7" x 9'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and cooker hood. Space provided for fridge freezer and washing machine. Radiator, double glazed window and UPVC door to conservatory.

## Conservatory 12'9" x 6'5" plus 11'0" x 10'6"



Large conservatory providing an open plan dining/family space. Feature fire and electric heater. Double glazed windows, UPVC door and French doors to rear.

## Bedroom 1 11'7" x 11'3"



Double glazed window to front and radiator.

## Bedroom 2 9'2" x 8'3"



Double glazed window to front and radiator.

## Shower Room



Vanity unit comprising low level WC and hand wash basin, walk in shower cubicle, radiator and double glazed window to side.

## Outside



Garden to the front with driveway providing off street parking whilst to the rear generous lawned gardens with block paved patio 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your

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# MAIN ROOMS AND DIMENSIONS

decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

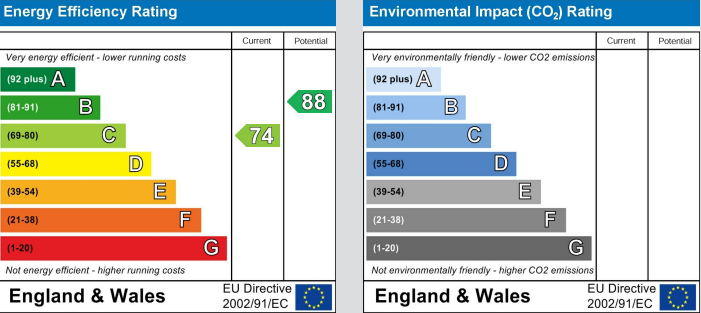
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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