



Abington

Chester-le-Street

£170,000

ENERGY RATING: D-65

We are delighted to present this two bedroom semi detached bungalow with Conservatory to the rear. Pleasantly situated on this sought after estate in Ouston. Conveniently placed for the local amenities, transport links and appealing to a range of buyers, this property is offered with the benefit of a recently fully replaced roof, UPVC double glazing and recently fitted gas 'combi' central heating. The living accommodation briefly comprises; entrance, hallway, lounge, fitted kitchen/dining room, conservatory, two double bedrooms, shower room, front and East facing rear gardens with a block paved driveway leading to a garage and providing off street parking. Energy Rating D. Council Tax Band B (£1804.87). ** NO ONWARD CHAIN ** EARLY VIEWING RECOMMENDED **



- Two Bedroom Semi Detached Bungalow • New Roof and Combi Boiler Installed in Last Two Years • Driveway and Garage

ENTRANCE/HALLWAY

Front UPVC solid part glazed door, cupboard housing Baxi combi boiler and loft hatch.

LOUNGE

4.09m x 3.49m (13'5" x 11'5")

Front aspect UPVC double glazed bay window. Fireplace with marble surround, electric fire, coving and a radiator.

KITCHEN/DINER

5.76m x 3.35m (18'10" x 10'11")

Two rear aspect UPVC double glazed window and UPVC double glazed door leading to the Conservatory. A range of base and wall units with rolled work surfaces incorporating stainless steel sink and mixer tap, gas hob and oven, stainless steel splashbacks and stainless steel extractor hood over. Space for washing machine, tile effect vinyl flooring, coving. spotlights and a radiator.

CONSERVATORY

Rear aspect UPVC double glazed French doors leading to the garden. Laminate flooring and a radiator.

BEDROOM ONE

3.47m x 3.17m (11'4" x 10'4")

Front aspect UPVC double glazed window. Fitted sliding wardrobes and a radiator.

BEDROOM TWO

3.32m x 2.52m (10'10" x 8'3")

Rear aspect UPVC double glazed window and a radiator.

SHOWER ROOM/WC

Two rear aspect UPVC double glazed windows. Walk-in double shower cubicle, with mixer shower over, fully tiled walls, UPVC cladding ceiling, water proof floor, extractor fan, heated towel rail, spotlights and two wall mounted mirrors.

EXTERNALLY

There are lawn gardens to the front of the property with a paved driveway leading to the garage and East facing rear garden. The rear garden is partly paved with lawn and a shed.



- Modern Kitchen and Shower Room
- Front and Rear Gardens
- No Onward Chain
- Energy Rating D
- Council Tax Band B (£1804.87)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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