



Craythorne Gardens, North Heaton
Offers in excess of £245,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS WELL APPOINTED AND TASTEFULLY EXTENDED 2 BEDROOM (ORIGINALLY 3 BEDROOMS) SEMI DETACHED BUNGALOW ON THE HIGHLY DESIRABLE CRAYTHORNE GARDENS, NORTH HEATON.

The impressive accommodation comprises: entrance porch, entrance hall, lounge/dining room, conservatory, dining kitchen, utility room, 2 bedrooms and shower room/WC.

Additional benefits include gas central heating and double glazing. Externally, there is a private double driveway to the front, an attached garage and a south facing rear garden.

Entrance porch: Double glazed entrance door, double glazed window, carpet.

Entrance hall: Double glazed entrance door, picture rail, radiator and laminate floor.

Lounge/dining room: 26'2 into bay x 12'1 into alcoves: Double glazed bow window to the front, fitted gas fire, alcoves, coving to ceiling, ceiling rose, television point, double radiator, carpet and archway to the conservatory.

Conservatory: 12'3 x 13'3: Double glazed windows, 2 double radiator, carpet and double glazed French doors.

Dining kitchen: 17'8 x 17'7: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge/freezer, integrated dishwasher, part tiled walls, television point, double radiator and double glazed window to the rear.

Utility: Wall and base units, work surfaces, sink unit, combi boiler, space for washing machine.

Bedroom 1: 12'8 x 9'0: Double glazed bay window to the front, built in wardrobes, carpet and 2 double radiators.

Bedroom 2: 9'2 x 7'8: Double glazed window to the side, built in wardrobes, television point, laminate floor, radiator and access to the partially boarded loft space via loft ladder.

Shower room/WC: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Heated towel rail, airing cupboard and frosted window to the side.

Front garden: Double resin driveway.

Rear garden: South facing. Resin patio, flower, tree and shrub borders,

