



A well presented and spacious two bedroom semi detached bungalow occupying a popular cul-de-sac position in Hexham. The versatile accommodation includes a large attic conversion, ample driveway parking and a single garage. Externally is a lawned garden with a variety of established plantings and a patio seating area. The location is conveniently placed for local amenities, schools and transport links. Viewings are highly recommended - there is no forward chain.

- Two Bedroom Bungalow
- Conservatory
- Driveway Parking & Garage
- Two Reception Rooms
- Large Converted Attic
- No Forward Chain

Entrance Hall

Single central heating radiator, Built-in shelved cupboard.

Cloak Room 4' 3" by 3' 4" (1m 30cm by 1m 2cm)

Double glazed window, Fitted cupboard and shelving, Wall mounted boiler.

Lounge 17' 10" by 12' 2" (5m 44cm by 3m 71cm)

Feature stone fire fireplace, Double glazed window, Double central heating radiator, 'Climastar' electric wall mounted heater, Door to external.

Kitchen 13' 7" by 8' 10" (4m 13cm by 2m 69cm)

Wall and floor units with laminate work surfaces over, Sink and drainer unit with mixer tap, Integrated oven, microwave and hob, Integrated fridge and freezer, Plumbed for washing machine, Feature central heating radiator, Sliding patio door to conservatory.

Conservatory 12' 2" by 9' 11" (3m 70cm by 3m 1cm)

Dwarf wall with double glazed windows over, Electric 'Dimplex' wall mounted heater, Door to external.

Study/Dining Room 13' 11" by 10' (4m 25cm by 3m 5cm)

Double glazed window, Double central heating radiator, 'Climastar' electric wall mounted heater, Stairs to first floor.

Bedroom One 13' 1" by 10' 6" (4m by 3m 19cm)

Double glazed window, Two built-in wardrobes, Double central heating radiator.

Bedroom Two 10' 7" by 9' 10" (3m 23cm by 3m)

Double glazed window, Built-in wardrobe.

Bathroom 7' 4" by 6' (2m 23cm by 1m 84cm)

P-shaped bath with shower over, Wash hand basin with vanity unit, WC, Heated towel rail, Wall mounted mirror fronted cupboard, Double glazed window.



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Attic Room 18' 3" by 12' 8" (5m 55cm by 3m 86cm)

Three Velux windows, Two 'Climastar' electric wall mounted heaters, Fitted desk unit and cupboards, Door to eaves.



External

Generous driveway parking. Lawned garden with a variety of established plantings. Paved patio seating area.

Garage 18' 1" by 9' 6" (5m 50cm by 2m 90cm)



Tenure

Freehold.

Services

Mains gas, electricity, water and drainage. Solar panels are also fitted to the property. Council tax band C. EPC TBC.



Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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