



- 2 Bed Semi Detached Bungalow
- Refitted Breakfasting Kitchen
- Garage
- Fabulous Opportunity

- Updated & Well Presented
- Refurbished Shower/WC
- Sought After Residential Area

- Lounge with Picture Window
- Front & Rear Gardens
- Ideal for a Couple

This well presented 2 bedroomed semi detached bungalow has been updated to provide excellent accommodation and is conveniently situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks cupboard, leads to the Lounge, with coal effect electric fire within an attractive Minster surround and picture window to the front. The dual aspect Breakfasting Kitchen has been refitted with a range of high gloss wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, integral fridge with matching doors, storage cupboard and door to the garage. Bedroom 1 has a good range of fitted wardrobes with storage cupboards over and is to the rear. Bedroom 2 is to the front and has fitted wardrobes with storage cupboards over. The Shower/WC has been refurbished with a wc with concealed cistern, wall mounted wash basin with storage under, shower enclosure with mains shower unit, storage cupboard and towel warmer. The Garage is attached with up and over door, plumbing for a washer, combi boiler, storage cupboard and door to the rear garden.



Externally, the Front Garden is paved and gravelled, with borders housing plants and shrubs and a driveway to the garage. The landscaped Rear Garden is lawned with patio areas and a collection of mature shrubs.

Eddrington Close is well placed for local schools, shops and other amenities and there are good road and public transport links east into the city and west into the Tyne Valley.

Reception Hall

Lounge 17'10 x 12'0 (5.44m x 3.66m)

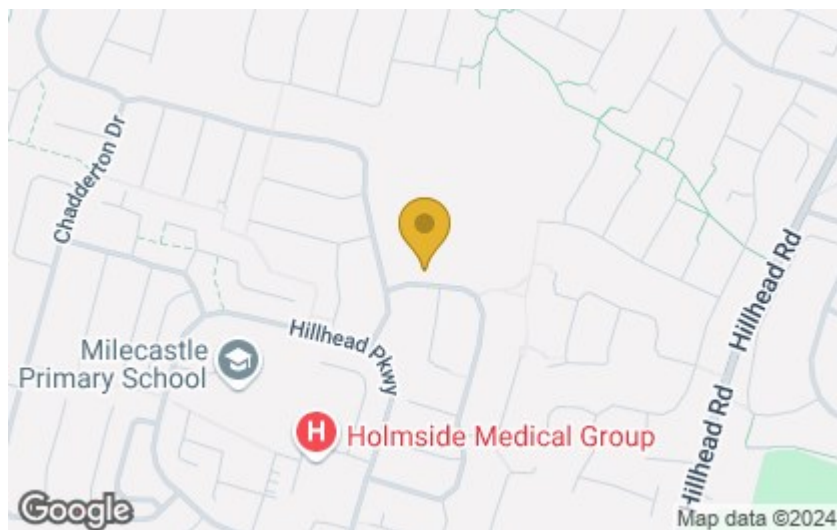
Breakfasting Kitchen 9'9 x 9'4 (2.97m x 2.84m)

Bedroom 1 13'3 x 11'11 (max) (4.04m x 3.63m (max))

Bedroom 2 10'10 x 9'4 (+dr recess) (3.30m x 2.84m (+dr recess))

Shower/WC 6'7 x 5'3 (2.01m x 1.60m)

Garage 16'10 x 7'9 (5.13m x 2.36m)



Energy Performance: Current D Potential B
 Council Tax Band: D
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.