









welcome to

Woodlands Grove

Generous sized Bungalow offering impressive mature plot at the head of this favoured cul-de-sac. Gas Centrally Heated with timber Double Glazing, the property offers various living/sleeping permutations. Externally there are impressive mature Gardens giving a high degree of privacy.













'L' Shaped Hallway

period style UPVC panelled entrance door with circular 'diamond' leaded opaque Double Glazed insert, built in cloaks cupboard, built in airing cupboard housing gas fired wall mounted central heating boiler, hinged access to roof void, coved cornicing.

Lounge

22' 3" x 14' 9" narrowing to 12' 7" (6.78m x 4.50m narrowing to 3.84m)

bowed window to front elevation, twin UPVC Double Glazed French doors leading to side elevation, dado rail, coved cornicing, feature ornate period style moulded fire surround with marble back panel, marble hearth and inset 'flicker flame' coal effect electric fire, TV point, wall light points, 2 radiators.

Dining Room/ Study

10' 3" x 8' 9" (3.12m x 2.67m) mock beamed ceiling, step with sliding fully glazed door leading to;

Breakfasting Kitchen

15' 6" x 12' 8" (4.72m x 3.86m)

range of wall and floor cabinets with curved top working surfaces and inset matching coloured single drainer single bowl sink unit with mixer tap, eye level display cabinet with twin glazed doors, space for slot in cooker with extractor hood over, plumbed for dishwasher, Dining Area, radiator, exposed natural brickwork with complementing part tiled walls.

Side Lobby / Utility

combination of exposed brickwork and tiling to walls with matching laminate flooring, plumbed for washing machine, UPVC Double Glazed door leading to garden.

Dining Room/ Bedroom 4

14' 3" x 9' 6" (plus bowed window) (4.34m x 2.90m (plus bowed window)) dado rail, coved cornicing, radiator.

Bedroom 1

12' 3" x 11' 6" (plus bowed window) (3.73m x 3.51m (plus bowed window)) wall light points, coved cornicing, radiator.

Bedroom 2

11' 7" x 8' 8" (3.53m x 2.64m) coved cornicing, radiator.

Bedroom 3

11' 3" x 8' 8" (plus bowed window) (3.43m x 2.64m (plus bowed window)) coved cornicing, radiator.

Large Wet Room/ Wc

suite comprising shower area with bath/shower tub incorporating seat with mixer tap and 'Mira' shower unit over, wash hand basin with mixer tap in vanity surround, bidet and close coupled low flush WC, tiled splashbacks, wet board panelling to shower area, ceramic tiled flooring, recessed downlighting, chrome heated towel rail.

Externally

Double Width Detached Garage approached by long wide Driveway.

Impressive Landscaped Gardens to both front and rear.





welcome to

Woodlands Grove

- GUIDE PRICE £260,000 TO £280,000
- GENEROUS SIZED 4 BEDROOMED DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- WET ROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

guide price

£260,000





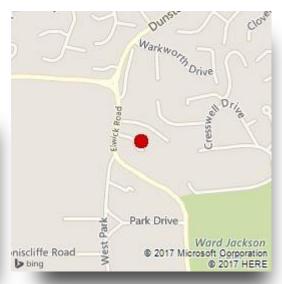


view this property online mannersandharrison.co.uk/Property/HAR109660 **see all our properties on** zoopla.co.uk | rightmove.co.uk | mannersandharrison.co.uk



Property Ref: HAR109660 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





Please note the marker reflects the postcode not the actual property





01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road, HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk