



## 5 Briardene Drive, Wardley, NE10 8AN

£189,950

Nestled on the desirable Briardene Drive, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts an enviable plot, offering generous accommodation that is both practical and inviting. Upon entering, you are greeted by a welcoming front entrance porch that leads into a well-proportioned hallway. The living room features a delightful feature fireplace, creating a cosy atmosphere, perfect for relaxation. Adjacent to the living room is a dining room, ideal for entertaining guests or enjoying family meals. The extended kitchen is thoughtfully designed, providing ample space for culinary pursuits. This bungalow comprises two double bedrooms, both equipped with fitted wardrobes, ensuring plenty of storage space. The shower room is modern and features a double shower unit, adding a touch of luxury to your daily routine. Outside, the property is complemented by lovely gardens at both the front and rear, providing a tranquil outdoor space to enjoy. A driveway offers ample off-street parking, while a good-sized garage adds further convenience. This semi-detached bungalow is a rare find in a sought-after location, and viewings are highly recommended to fully appreciate the spacious accommodation and delightful surroundings. Whether you are looking to downsize or seeking a comfortable family home, this property is sure to meet your needs.



## ENTRANCE PORCH

## ENTRANCE HALLWAY

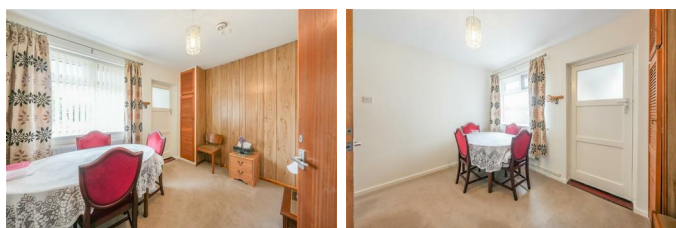
## LIVING ROOM

13'10" exc bay x 10'7" (4.23m exc bay x 3.23m)



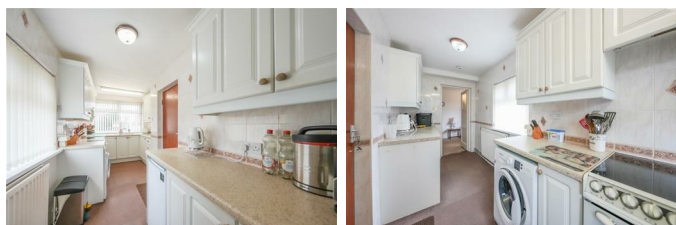
## DINING ROOM

11'1" x 8'10" (3.40m x 2.70m)



## KITCHEN

15'10" x 7'0" (4.85m x 2.14m)



## BEDROOM ONE

12'0" x 9'7" (3.66m x 2.93m)



## BEDROOM TWO

10'10" x 7'10" (3.32m x 2.40m)



## SHOWER ROOM

7'11" x 7'7" (2.43m x 2.32m)



## EXTERNAL



## GARAGE

17'4" x 7'10" (5.30m x 2.40m)

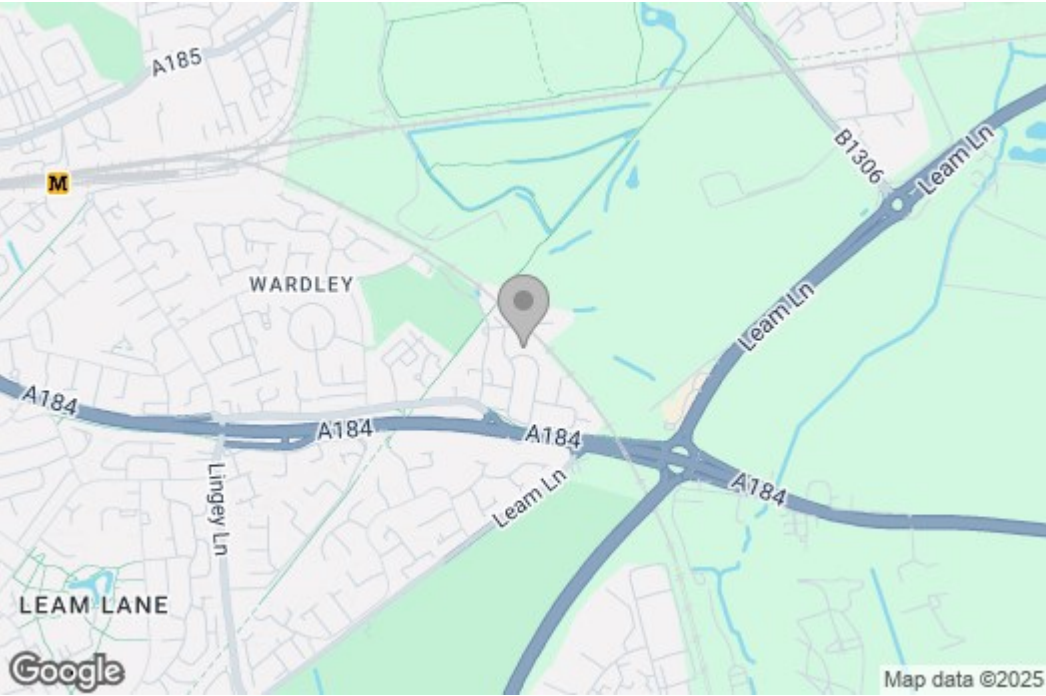
## Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is

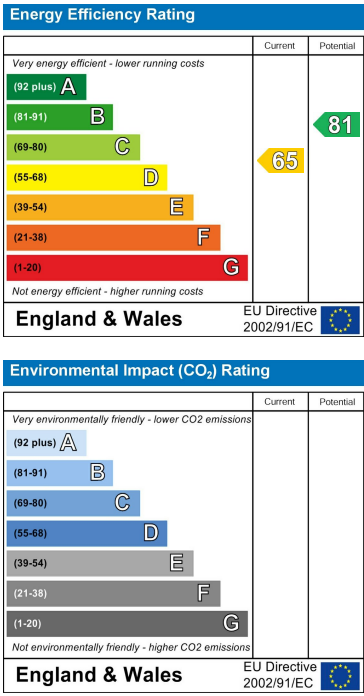
not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.