



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

21 Woodlands Road, Shotley Bridge, DH8 0DB

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# 21 Woodlands Road, Shotley Bridge, DH8 0DB

## Reduced To £349,950

Hunters are delighted to welcome to the market this three bedroom detached bungalow nestled in a quiet neighborhood, this charming bungalow is surrounded by lush greenery and manicured lawns. Situated in the popular village of Shotley Bridge this property is close to picturesque walks with views of the Northumberland country side.

As you enter the property you are welcomed by a warm and inviting hallway with traditional oak doors. To the left is the spacious lounge with large bay window and feature fire place. To the right is the dining room/second reception room with storage cupboards. As you head further along the hallway to your right, you are greeted by the first family bathroom with high gloss tiles and walk in shower.

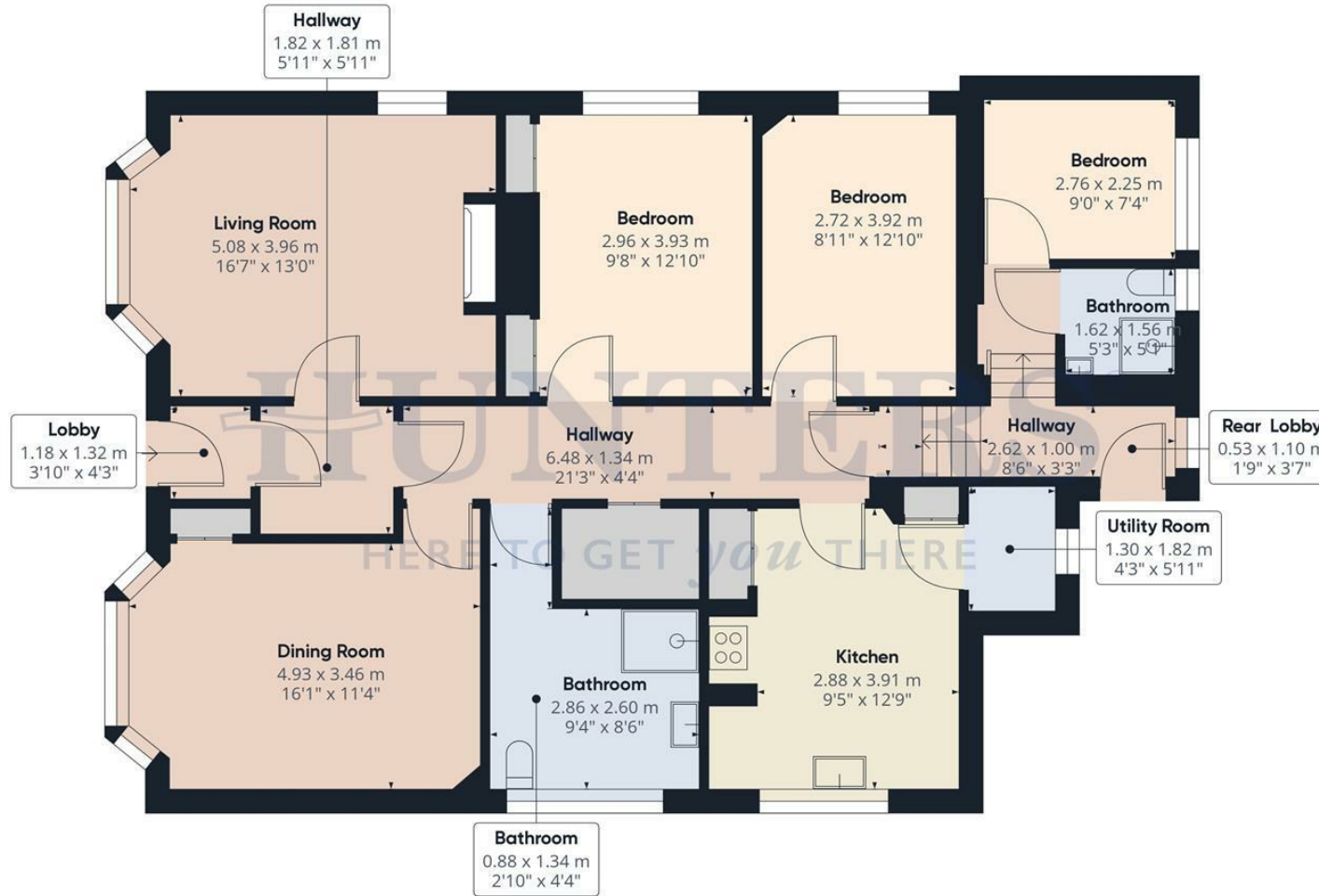
This thoughtfully designed bungalow offers three cosy bedrooms to the left of the property.

The kitchen is located at the rear aspect of the property and is fully equipped with integrated dish washer and free standing oven positioned in a traditional alcove.

The property also benefits from a crawl space underneath the house and a large attic, perfect for storage.

Externally the property offers a well-maintained garden that surrounds the home with a mixture of shrubs, trees and other greenery. The large garden to the rear offers the perfect space for entertaining. To the front is a private driveway for multiple vehicles enclosed by wrought iron gates. There is a detached garage with electricity, perfect for storage.

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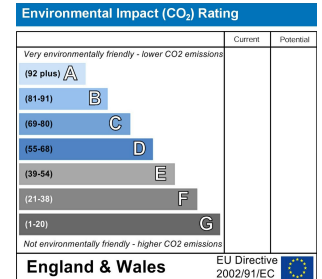
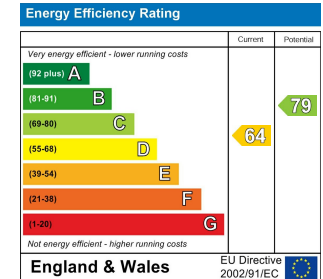


**Approximate total area<sup>®</sup>**  
117.65 m<sup>2</sup>  
1266.32 ft<sup>2</sup>


Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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