



Cosy Nook 10 Beech Grove, Airmyn, DN14 8LN

£264,000

EPC: B

**\*\* NO UPWARD CHAIN \*\*** Located in a small cul-de-sac of just 5 detached bungalows on the outskirts of the village of Airmyn is this two bedroom detached bungalow. The property has been extended to the side and requires some internal updating however provides lot of potential to the new buyer. With an attached garage, driveway and gardens to the front and rear, this property is a must view to appreciate location and the potential on offer.

- Two bedroom detached bungalow
- Located in a small cul-de-sac in the village of Airmyn
- Requires internal updating
- Kitchen extension to the side
- Conservatory to the rear
- Lots of potential on offer
- Attached garage and driveway
- Gardens to the front and rear
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This two bedroom detached bungalow incorporates gas central heating, uPVC double glazing and solar panels and offers extended accommodation comprising;

#### ENTRANCE HALL

7'6" x 14'10" max.

Hardwood entrance door. Wall mounted air conditioning unit. One central heating radiator.

#### LOUNGE

13'11" x 11'9"

A mahogany fire surround with a marble hearth housing a gas fire. One central heating radiator.

#### DINING AREA

8'9" x 12'4"

uPVC door into the conservatory. Storage cupboards, one housing the gas central heating boiler. One central heating radiator.

#### KITCHEN

9'8" x 9'7"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. One central heating radiator.

#### CONSERVATORY

6'11" x 14'3"

A brick base/uPVC framed conservatory with a uPVC door that leads into the rear garden.

#### BEDROOM ONE

11'10" x 11'1"

To the front elevation. Fitted wardrobes along one wall with sliding doors. One central heating radiator.

#### BEDROOM TWO

10'5" x 8'11"

To the rear elevation. One central heating radiator.

#### BATHROOM

5'8" x 7'5"

A three piece suite comprising an enamel bath with a mains fed shower over, a pedestal wash hand basin and a low flush WC. One central heating radiator.

#### GARAGE

9'9" x 27'1" max

An attached brick built garage with a metal up and over vehicular door to the front a timber personnel door to the rear. Light and power.

#### GARDENS

To the front of the property there is a lawned garden with a well established and stocked flower bed enclosed by a timber fence. A timber gate provides vehicular access onto the pressed stone driveway which provides off street parking and access to the attached garage. The driveway extends into a matching pathway which provides access to the front entrance door and along the right hand side of the property. Timber gates to either side of the bungalow provide access into the rear garden.

There are two remote control awnings to the front of the property that go over the windows of bedroom one and the lounge.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with paved pathways and a paved seating area. There are well established and well stocked flower beds. A greenhouse, timber garden shed, and a timber pergola.

#### SOLAR PANELS

The property benefits from 18 solar panels to the front elevation of the roof which were installed in 2011. They are owned outright and included in the sale of the property.

Ground Floor











