



8 Gosport Lane, Outlane, HD3 3FD
Offers In The Region Of £380,000

****REDUCED FOR A QUICK SALE**** Offered FOR SALE in the popular area of Outlane is this THREE bedroom DETACHED true bungalow. Accommodation comprises; Entrance hallway, lounge, dining kitchen, three bedrooms and bathroom. Gardens front and rear, off road parking to either side and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Single glazed stained glass wooden door with single glazed stained glass panel to side. Radiator, room stat and telephone point. Loft hatch, two storage cupboards, one housing the fusebox and gas meter. Wall light and doors to bathroom, bedrooms, dining kitchen and lounge;

Lounge 11 x 17 (3.35m x 5.18m)



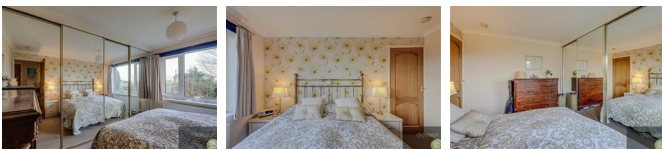
Upvc double glazed leaded effect bow window to front, coving to ceiling and two radiators. T.v. point and two Upvc double glazed leaded effect windows to side. Living flame gas fire with marble surround and stone fireplace.

Dining Kitchen 9 x 12 (2.74m x 3.66m)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, electric hob with stainless steel splashback and extractor hood above. Acrylic sink and drainer, plumbing for washing machine and space for under counter fridge and freezer. Radiator, two Upvc double glazed windows to side and Upvc double glazed window to front.

Bedroom One 11 x 12 (3.35m x 3.66m)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear. Fitted wardrobes with sliding mirrored doors.

Bedroom Two 9 x 9 (2.74m x 2.74m)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear.

Bedroom Three 7 x 11 (2.13m x 3.35m)



Double bedroom with radiator, coving to ceiling and wall light. Upvc double glazed window to side.

Bathroom 5'6 x 7 (1.68m x 2.13m)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric shower over. Radiator, fully tiled walls and Upvc obscure double glazed window to side.

External



To the front is a lawn garden. To the sides are two driveways. Electric meter and external light. To the rear is a lawn garden with borders having various bushes, shrubs and trees. Outside socket and security light.

Garage 9 x 18 (2.74m x 5.49m)

Up and over door. Upvc double glazed window to rear. Wall mounted combi boiler.

Parking

Driveways to both sides provides plenty of off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Ground Floor
Approx. 84.4 sq. metres (908.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.