

An attractive end link bungalow with a driveway and delightful gardens, occupying a pleasant cul-de-sac position within the popular Lakeside Village development. Internally the well presented accommodation includes an entrance lobby, lounge, fitted kitchen, sun room overlooking the garden, two well-proportioned bedrooms and a contemporary shower room. The property benefits from double glazing, gas central heating to radiators, driveway and gardens to the front, side and rear. This convenient location provides easy access to local amenities, shopping facilities and transport links to surrounding areas. Bungalows in the area are rare to the market, we highly recommend early viewing to appreciate the accommodation on offer and to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door with an inner door to

## Lounge 12'8" x 10'5"



With a double glazed box bay window to the front, there are two radiators, fire and mantle, doors to the side hall and kitchen.

## Kitchen 9'9" x 7'9"



With a range of wall and base units with countertops over, incorporating a single bowl sink and drainer, space has been provided for the inclusion of a washing machine, oven and fridge freezer, there are part tiled walls and tiled floor, there is a door and a double glazed window looking into the garden room.

## Sun Room 14'7" x 7'11"



Double glazed windows to rear and side elevations, there is a double radiator and double glazed French doors to the garden.

## Side Hall

With a storage cupboard and doors to the two bedrooms and bathroom.

## Bedroom 1 9'10" x 10'5"



There is a double glazed window to the garden room, double radiator and integrated wardrobes and dressing table.

## Bedroom 2 8'10" x 7'10"



There is a double glazed window to the front, there is a radiator and integrated wardrobes.

## Bathroom



Featuring a bath with overhead shower, low level wc, hand wash basin and a radiator. Also featuring a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive gardens to the front and rear providing a generous amount of space and potential.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band B

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Fawcett Street Viewings

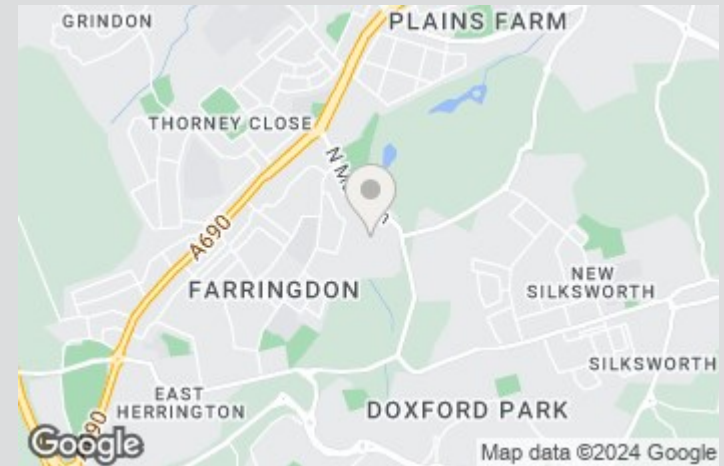
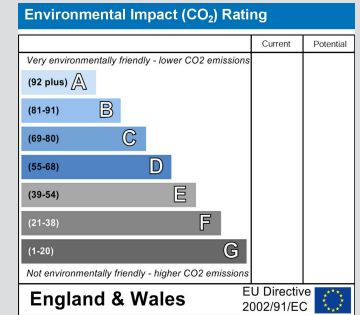
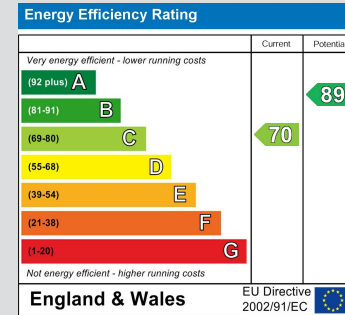
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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