









Rare to the market! A two bedroom, FREEHOLD semi-detached bungalow, occupying a delightful cul-de-sac position within this ever popular area. Internally the accommodation is all on one level and includes a hall, an attractive lounge, kitchen with access through to a delightful conservatory, two bedrooms and a bathroom/wc. Externally there is a driveway, garage and gardens to the front and rear. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. The property is warmed by gas ducted air heating. The bungalow benefits from a main roof replacement and provides great potential for a new owner to put their stamp on the accommodation. With immediate vacant possession and no upper chain involved, early viewing is highly recommend.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via timber entrance door with double glazed windows and an inner door to the hall.

Hallway

With two built in cupboards and doors leading off to the lounge, kitchen, two bedrooms and bathroom.

Lounge 14'0" x 11'8"



Double glazed picture window to the front.

Kitchen 11'1" x 9'2"



Wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, an under counter fridge and an under counter freezer as well as a washing machine, there is a single glazed window looking into the conservatory and a door to the conservatory.

Conservatory 9'9" x 9'4"



With a double glazed door leading out onto the garden and there are double glazed windows.

Bedroom 1 9'6" x 11'0" not inc robes



With a double glazed picture window to the front and there are fitted mirror fronted sliding door wardrobes.

Bedroom 2 10'2" x 9'3"



With a double glazed picture window looking out onto the rear garden.

Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and panel bath with electric shower over, there are part tiled walls and a double glazed window.

Outside

There is a garden to the front with a driveway providing off street parking and access to the detached single garage, whilst to the rear there is a delightful garden with a lawned area and mature planting.

Tenure Freehold

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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band C.

Important Notice

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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 £210.00 by Movewithus Ltd.

Opening Times

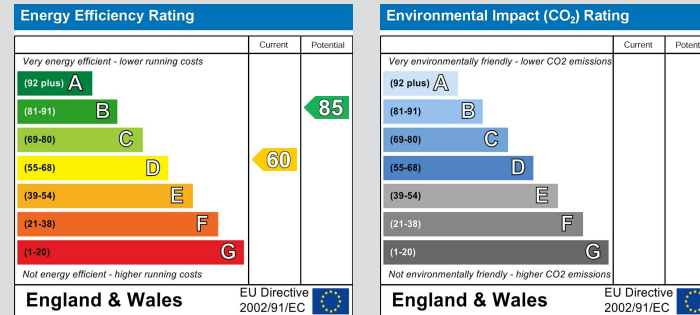
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Ombudsman

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



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