









This refurbished and modernised semi-detached bungalow, provides a fabulous standard of accommodation on this delightful cul-de-sac within this highly sought-after location. Internally the immaculate accommodation is all on one level and includes an entrance vestibule, a spacious reception hall, an attractive lounge with bay window and a stunning dining kitchen, fitted with a range of stylish units, an island and luxury worksurfaces. There are two double bedrooms, an outstanding contemporary bathroom and a separate wc. Externally there is a garden to the front with a driveway providing off street parking, a useful covered area to the side and a low maintenance garden to the rear. The property is ideally located for access to local amenities, shopping facilities, schools and excellent road connections. We highly recommend viewing to fully appreciate this exceptional bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door to

Entrance Vestibule

There is an inner door leading through to the

Reception Hall



A spacious and impressive reception hall with a delft rack, radiator, loft access hatch with a pull down ladder and doors connecting off to all of the rooms.

Lounge 17'0" into bay x 12'11" into alcove



This superb room has a double glazed bay window to the front, a radiator and an impressive feature fireplace with living flame effect gas fire.

Dining Kitchen 19'5" max into alcove x 13'9"



The stunning kitchen is fitted with an excellent range of contemporary units with luxury work surfaces over. There is a feature island with an inset 1 1/2 bowl sink unit, space has been provided for the inclusion of a range style cooker, an American fridge freezer and a washing machine. There is a double glazed window to the rear, there is also a further double glazed bay window to the rear, a door to the cupboard side area, there is an integrated Bosch microwave and a feature fireplace with a living flame effect gas fire.

Bedroom 1 10'2" x 11'2"



Double glazed window to the rear and a radiator.

Bedroom 2 12'8" x 10'4"



With a double glazed corner bay to the front, there is a radiator.

Bathroom



A superb contemporary suite with a wash hand basin set into vanity unit and a panel bath, there are attractive tiled walls and floor, a tall radiator and a double glazed window.

Separate WC



With a low level WC with a mini wash hand basin over, there are attractive tiled walls and floor and a double glazed window.

Outside



To the front of the property there is a garden along with a

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MAIN ROOMS AND DIMENSIONS

driveway providing off street parking, there is a useful cupboard area to the side of the property and to the rear there is a low maintenance garden.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 10/02/1937 and the Ground Rent is £0 (TBC)

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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Lease details, service charges and ground rent (where

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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.

Fawcett Street Viewings

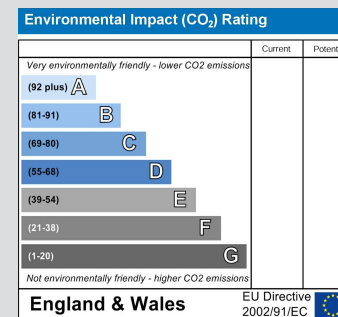
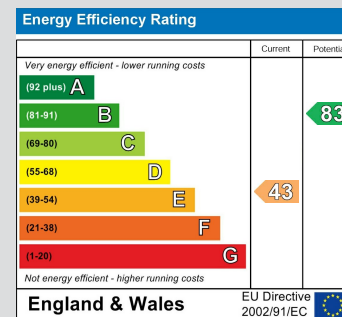
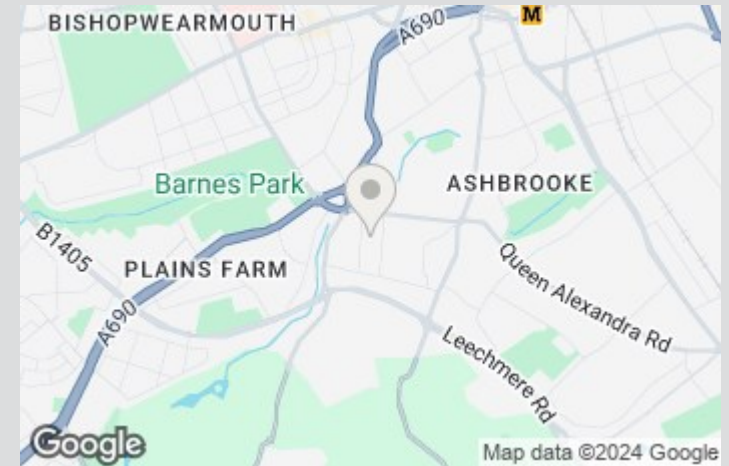
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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