









This stunning semi-detached bungalow has been extended, remodelled and upgraded to provide an exceptional standard of accommodation. Internally the immaculate accommodation is all on one level and includes an entrance vestibule, a spacious reception hall and an attractive lounge with bay window to the front. To the rear of the property is a fabulous open plan kitchen / dining and living area, featuring a roof lantern and bi-folding doors to the garden. The kitchen is fitted with a range of stylish units, an island, luxury worksurfaces and a selection of integrated appliances. From the kitchen there is access to a useful utility. There are two double bedrooms and superb contemporary bathroom/wc with a free standing bath and a shower enclosure. Externally there is a driveway and low maintenance gardens. The property is ideally located for access to local amenities, shopping facilities, schools and excellent road connections. We highly advise a detailed inspection to appreciate this outstanding bungalow, available with immediate vacant possession and no upper chain involved.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to entrance vestibule.

## Entrance Vestibule

Inner door leading through a reception hall.

## Reception Hall



Spacious and impressive reception hall with two radiators, part panelled walls, doors leading off to the lounge, open plan kitchen, dining and living area, two bedrooms and bathroom.

## Lounge 17'11" into bay x 11'10"



Double glazed bay window to front, and a radiator.

## Open Plan Kitchen, Dining And Family Area 19'4" into alcove x 16'0" extending to 22'3"



This stunning open plan space incorporates the kitchen, dining and family area, featuring bi folding doors to the rear

garden, superb roof lantern, integrated Bluetooth sound system with inset speakers into the ceiling. Two radiators, double glazed window to the side, fitted with an excellent rang of contemporary units with luxury work surfaces over incorporating a inset sink unit, feature island with matching units and work surface incorporating a breakfast bar. Integrated appliances include an electric oven, electric hob, microwave, a full sized fridge, a full sized freezer and a wine cooler. Door connects through to the utility.

## Utility 6'8" x 5'10"



This useful room has a range of fitted units with work surface over, space provided for the inclusion of a washing machine and tumble dryer. Door to the side of the property.

## Bedroom 1 11'10" x 12'11"



Double glazed window to the rear and a radiator.

## Bedroom 2 12'10" x 10'5"



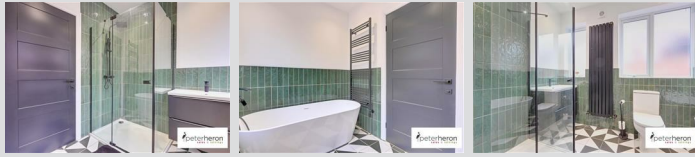
Double glazed corner bay window and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Stunning bathroom with low level WC, wash hand basin set into vanity unit, free standing bath, shower enclosure with mains fed shower, tiled floor, part tiled walls, tall radiator and two double glazed windows.

## Outside



To the front of the property there is a low maintenance garden and a long tarmacked driveway, whilst to the rear there is an attractive low maintenance garden mainly paved with raised planter borders.

## Council TaxBand

The Council Tax 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 13/5/1936 and the Ground Rent is £0.

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

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

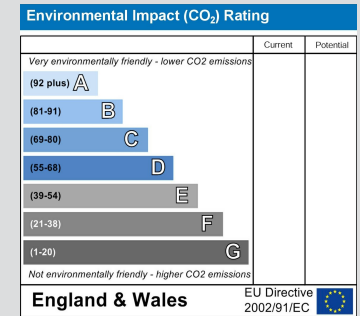
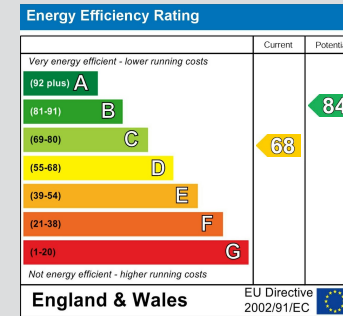
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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