















A delightful detached bungalow occupying a generous plot within the ever popular Thristley Grange development. Internally the accommodation is all on one level and comprises entrance hall, lounge, conservatory overlooking the rear gardens, kitchen, three bedrooms and a shower room/WC. Externally there is a garden to the front with a driveway providing off street parking and access to the garage whilst to the rear mature well stocked garden with patio seating area. This location is ideally placed for local amenities, shopping facilities and schools as well as Doxford International Business Park and there are road connections including the A19. Available with no upward chain, early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

### Entrance Hall



Radiator, storage cupboard and access hatch to loft.

### Lounge 18'5" x 11'5"



Double glazed window to side, feature fireplace, 2x radiators and double glazed UPVC sliding door to conservatory. Door to kitchen.

### Conservatory 10'9" x 9'1"



Double glazed windows and UPVC door to rear.

### Kitchen 12'9" x 8'9"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine, dishwasher and fridge freezer. Wall mounted Baxi boiler, radiator and double glazed window to rear. Door to garage.

### Bedroom 1 11'4" x 9'10"



Double glazed bay window to side and radiator.

### Bedroom 2 9'3" x 8'11"



Double glazed window to front and radiator.

### Bedroom 3 8'10" x 7'8"



Double glazed window to side and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and walk in shower, radiator, storage cupboard and double glazed window.

## Outside



Attractive garden to front with large driveway providing multiple off street parking, whilst to the rear generous garden featuring block paved and lawned areas.

## Garage 16'4" x 9'10"

Electric roller shutter access door.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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](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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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