











This newly refurbished two bedroom bungalow, provides a beautiful standard of accommodation within this attractive modern development. The immaculate accommodation is all on one level and includes a hall, lounge that is open plan with a fabulous, contemporary fitted kitchen that has French doors to the rear. There are two bedrooms, both with fitted wardrobes and an attractive wet room/wc. Externally there is a pleasant low maintenance garden to the rear, along with a parking space. This convenient location is close to local amenities, shops and excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate this impressive bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Hall



Radiator.

Lounge 12'2" x 10'11"



Large double glazed window to front and radiator. Open plan to kitchen.

Kitchen 10'11" x 9'6"



Fitted with an excellent range of contemporary units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, hob and washing machine, Space for fridge freezer. Double glazed door to rear and radiator.

Bedroom 1 11'8" max including robes x 9'0"



Large double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 2 6'9" x 6'11" max including fitted robes



Double glazed window to front, radiator and fitted sliding door wardrobes.

Wet Room



Low level WC, washbasin set into vanity unit and wet area with mains shower, chrome ladder style radiator, radiator, extractor fan and tiled walls.

MAIN ROOMS AND DIMENSIONS

Outside



To the rear there is a delightful low maintenance garden wit artificial grass and paved areas, along with access to the parking space.

Council Tax Band

The Council Tax Band is Band A.

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

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. 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.

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

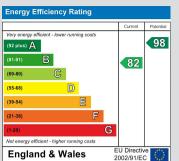
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

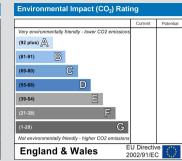
Opening Times

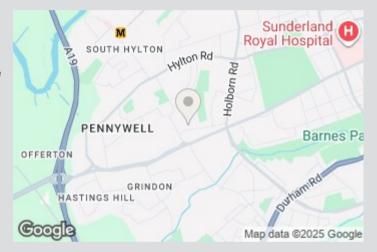
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

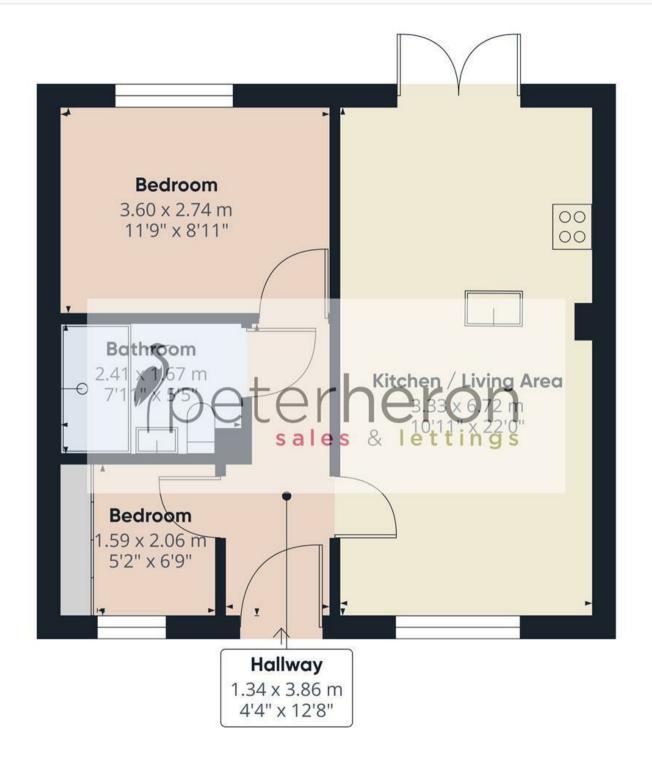
Ombudsman

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











Approximate total area⁽¹⁾

46.1 m² 497 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360