

Accommodation  
Entrance Hall

Living Room (front) 18' 0" x 12' 0" (5.48m x 3.65m)

coal effect gas fire set in a decorative surround, TV point, central heating radiator, upvc double glazed window, coving to ceiling, wood effect laminate flooring

Kitchen (rear) 12' 2" x 9' 8" (3.71m x 2.94m)

well fitted with wall, floor and drawer units incorporating a built in electric hob, integrated stainless steel electric double oven, plumbed for a dishwasher, stainless steel single drainer sink unit with mixer tap, ceramic tiling above worktops, space for a fridge, central heating radiator, upvc double glazed window

Bedroom One (rear) 13' 7" x 10' 0" (4.14m x 3.05m)

triple built in wardrobes with mirrored sliding doors, central heating radiator, upvc double glazed window door to:-

Conservatory (rear) 10' 8" x 9' 2" (3.25m x 2.79m)

upvc double glazed frame and windows, tiled floor, door opening onto the rear garden

Bedroom Two (front) 10' 5" x 9' 10" (3.17m x 2.99m)

central heating radiator, upvc double glazed window

Shower Room/w.c.

fitted with a suite comprising a double step in glazed shower enclosure, pedestal wash hand basin and low level w.c., ceramic tiling to walls, central heating radiator, upvc double glazed window

External

mature garden to the front with a block paved driveway leading to a car port and attached garage 18' 8 x 8' 10 with electric roller shutter door and which is plumbed for an automatic washing machine and houses the gas central heating boiler. The rear garden is south facing laid mainly to lawn with mature borders, planted flowerbeds and a paved patio.

Tenure

we are advised the property is freehold however this should be confirmed with your legal advisors before proceeding with a purchase

Solar Panels

details relating to these are available through ourselves

Council Tax

Band C

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Detached Bungalow

Two Double Bedrooms

Conservatory Extension

Spacious Accommodation

South Facing Rear Garden

No Upper Chain



This spacious detached bungalow occupies a splendid position on this popular residential estate being within easy access to the Killingworth Centre together with road and public transport links to nearby centres. The accommodation briefly comprises a pleasant entrance hall, a generous living room to the front, two double bedrooms, a well fitted kitchen, shower room/w.c. and a spacious conservatory which can be accessed from the main bedroom. Externally the property enjoys a garden to the front with driveway and car port leading to a larger attached garage and access to a lovely south facing rear garden. There is gas fired radiator central heating , upvc double glazing and has the benefit of solar panels which are fully owned and not leased. This splendid property has been well maintained and cared for and should appeal to those seeking a well proportioned and most conveniently situated bungalow.

