





WONDERFUL TWO BEDROOM DETACHED BUNGALOW ON NEWHALL ROAD IN KIRK SANDALL WITH GARAGE AND ENCLOSED REAR GARDEN. Delightful property offering spacious accommodation, including lean to conservatory to the rear, L-shaped lounge/dining room with feature fireplace and two lovely bedrooms. An excellent DN3 location within easy reach of local amenities and the M18, this bungalow is deceptively spacious and briefly comprises of entrance hallway, L-shaped lounge/diner, lean to conservatory, kitchen, two bedrooms, shower room, front/rear garden, driveway and single garage. **AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

3' 9" x 11' 2" (1.16m x 3.42m) The property is accessed via the front facing double glazed door to the hallway, front facing double glazed window, storage cupboard and provides access to all accommodation.

LOUNGE

14' 5" x 11' 6" (4.40m x 3.53m) Spacious reception room with features fire, decorative brick surround, two front facing double glazed windows, radiator, coving and open access to the dining room at the rear.

DINING AREA

7' 10" x 9' 2" (2.40m x 2.81m) Lovely separate reception space ideal for dining with rear facing double glazed sliding doors to the conservatory, radiator and coving to the ceiling.

CONSERVATORY

7' 6" x 9' 10" (2.30m x 3.00m) Lean to conservatory with single glazed windows to the side/rear and side facing single glazed door to the garden.

KITCHEN

9' 9" x 9' 6" (2.99m x 2.91m) Lovely kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls, space for a fridge/freezer, plumbing for a washing machine, space for a cooker/electric hob, extractor fan above, rear facing double glazed window, rear facing double glazed frosted door, radiator and coving.

BEDROOM

12' 7" x 8' 4" (3.85m x 2.55m) Fantastic double bedroom with fitted wardrobes, front facing double glazed window, radiator and coving.



BEDROOM

9' 4" x 12' 8" (2.85m x 3.87m) Further spacious bedroom with mirrored sliding wardrobes, coving, radiator and rear facing double glazed window.

SHOWER ROOM

5' 4" x 9' 5" (1.65m x 2.88m) Nicely presented shower room comprising of a low flush WC, wash hand basin, walk in shower area with seat, electric shower unit, shower curtain rail, partially tiled walls, extractor fan and rear facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Paved frontage with several planting beds, mature bushes/trees, open access to the driveway providing off street parking and further access to the garage.

GARAGE

Single garage positioned to the front/side of the bungalow with front door access from the driveway.

REAR GARDEN

Pleasant rear enclosed garden, fence enclosure, paved patio, greenhouse, central lawn, mature flower/bushes in beds and a water tap.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING - COMBINATION BOILER

AGE OF BOILER: APPROX 3 YEARS OLD

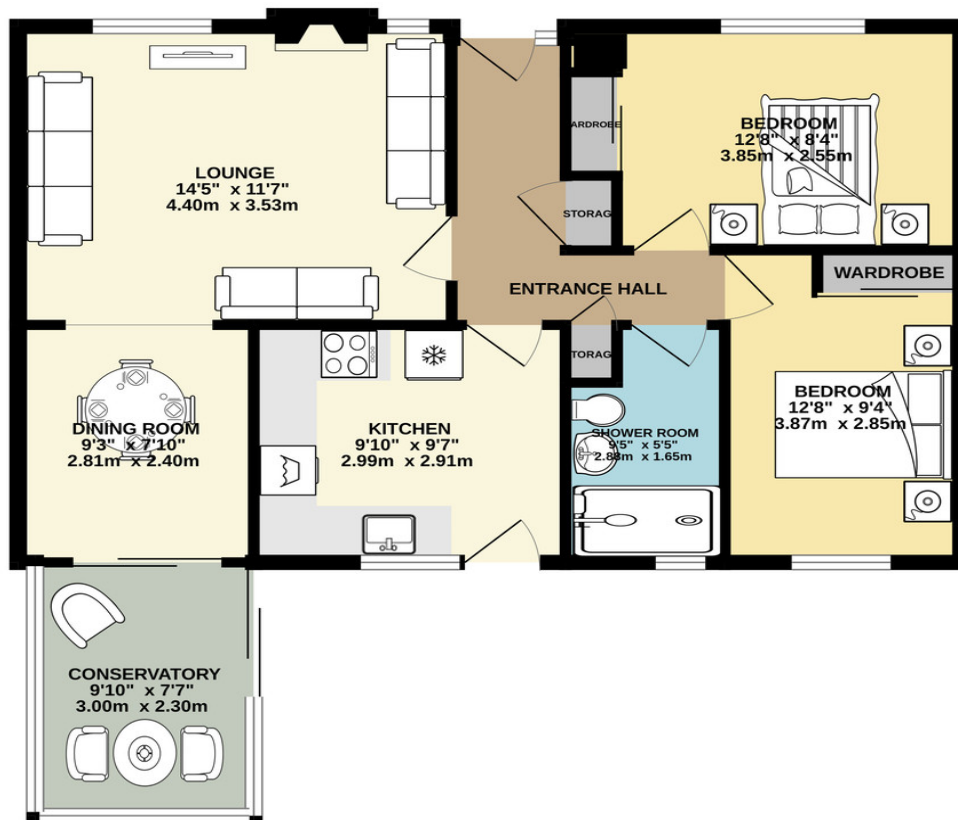
LAST SERVICE: UNKNOWN

SERVICES: MAINS

SITUATION: AVAILABLE WITH NO CHAIN



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

