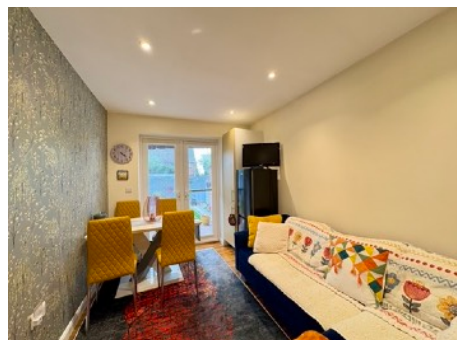




Good Choice are proud to offer for sale this extended and beautifully presented semi detached bungalow situated in the popular area of Duston.

Accommodation includes entrance hall, living room, extended kitchen dining living room, shower room and two bedrooms. Outside are gardens to the front and rear with a block paved driveway for numerous vehicles leading to a garage. (A/52m2/M)

Key Features:

- EXTENDED SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED WITH MODERN FITTINGS
- KITCHEN DINING LIVING ROOM
- TWO BEDROOMS
- LIVING ROOM
- SHOWER ROOM
- REAR GARDEN
- BLOCK PAVED DRIVEWAY FOR NUMEROUS VEHICLES
- GARAGE
- OUTBUILDING
- COUNCIL TAX BAND B
- POPULAR LOCATION

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For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



Entrance Hall

Entered via a composite double glazed front door, wood laminate flooring, radiator, loft access (ladder, light, storage) and doors to:



Living Room

4.45m x 3.02m (14'7 x 9'11)

Carpet, modern gas fire with surround, radiator and double glazed bay window to the front.



Kitchen Dining Living Room

5.4m max x 2.47m max (17'8 x 8'1)

Wood laminate flooring, base and wall units, composite sink and drainer, electric oven, hob and extractor, space for a fridge freezer and washing machine, tiling to water sensitive areas, double glazed French door to the rear and double glazed door to the side.



Shower Room

1.83m x 1.59m (6' x 5'3)

Tiled floor and walls, shower cubicle, dual flush WC, mounted wash basin with storage under, radiator and double glazed window to the side.

Bedroom 1

4.06m x 2.76m (13'4 x 9'1)

Carpet, double glazed French doors to the rear and radiator.

Bedroom 2

2.80m x 2.31m (9'2 x 7'7)

Carpet, double glazed window to the front and radiator.

Rear Garden

Fence enclosed, mainly laid to lawn with block paved patio seating area, shrubs, outhouse, door to garage tap and light.



The graph shows this property's current and potential energy rating.

Front Garden

Lawn, tree, borders, block paved driveway for numerous vehicles leading to a car port and single garage.

Garage

Barn style garage doors, light, power and door to the rear garden.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.