



2



1



2

- 2 Bed Semi Detached Bungalow
- Lounge with Fireplace
- Fitted Wardrobes to Both Bedrooms
- Ample Parking; Sought After Location

- Extended, Updated & Superbly Presented
- Dining Room with Lantern Roof & French Doors
- Bathroom/WC with Shower

- Fabulous Corner Plot
- Fabulous 20' Breakfasting Kitchen
- Generous Easy Maintenance Gardens

This well appointed 2 bedroomed semi detached bungalow has been extended and updated, to provide a fabulous property on a generous corner plot. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point of which is a coal effect electric fire set within an attractive Minster style surround, storage cupboard to the recess and a dado rail and is open to the Dining Room,, with dado rail, lantern roof and French doors opening to the rear garden. The 20' Breakfasting Kitchen is superbly fitted with a range of high gloss wall and base units, integral breakfast table, sink unit, split level oven, combi microwave/oven, 4 ring ceramic hob with extractor over, integral fridge, freezer, dishwasher, auto washer and drier with matching doors, Baxi Combi boiler, door to the side and French doors to the rear. Bedroom 1 has a range of fitted wardrobes, picture rail and bay to the front as well as access to the loft via a retractable ladder, part boarded with electric light. Bedroom 2 has fitted wardrobes and is to the front. Bedroom 2 is also to the front, with fitted wardrobes. The Bathroom/WC is fitted with a low level wc, wash basin with storage under, panelled bath with rainhead shower over, screen, towel warmer and fully tiled walls and floor.

Externally, the Front Garden is gravelled with a block paved path and shrubs to the borders. The Side Garden is also gravelled for easy maintenance, with a block paved double width driveway and additional hardstanding, ideal for a caravan or motorhome. There is also a private lawned Rear Garden, with patio and gravelled borders.

Debdon Gardens is in North Heaton, a sought after residential area, ideally located for the shops, pubs, restaurants and cafes on Chillingham Road, local schools and parks, and excellent road and public transport links including the A1058 Coast Road, for easy commuting into the city or to the coast.





Energy Performance: Current C Potential B
Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.