









A superb two bedroom semi-detached bungalow, providing well presented accommodation within the popular Lakeside Village development. Internally the attractive accommodation is all on one level and includes an entrance hall, lounge, an impressive modern kitchen, two well-proportioned bedrooms and a contemporary shower room/wc. The property benefits from double glazing, gas central heating to radiators, generous driveway and delightful gardens to the front and rear. This convenient location provides easy access to local amenities, shopping facilities and transport links to surrounding areas. We highly advise early viewing to appreciate this wonderful bungalow!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Radiator and storage cupboard.

Lounge 11'10" x 16'2"



Double glazed box bay window to the front and radiator. Door to inner hall.

Kitchen 7'3" x 10'11"



Fitted with modern wall and base units with wooden work surface over incorporating a sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob with extractor fan over, space has been provided for the inclusion of a fridge freezer, washing machine. Double glazed window to the side, double glazed door to the side. Boiler concealed behind a cupboard.

Inner Hall

Storage cupboard and access point to loft.

Bedroom 1 9'1" x 12'8"



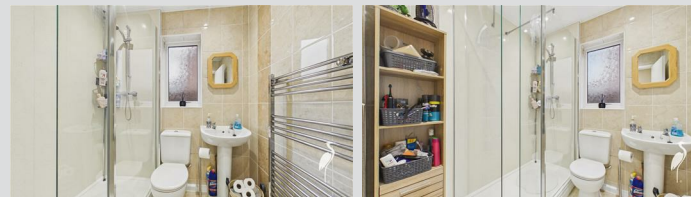
Double glazed French sliding doors to the rear garden, radiator and fitted sliding door wardrobes.

Bedroom 2 10'3" x 8'4"



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

Shower Room



Low level WC, washbasin and shower enclosure with overhead shower, part tiled walls and tiled floor, UPVC lined ceiling, double glazed frosted window and ladder style heated towel rail.

Outside



Garden to the front laid mainly to lawn, driveway for up to two cars, gate providing access to the rear garden. Attractive rear garden with lawned and block paved areas.

Council Tax Band

The Council Tax Band is Band B.

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

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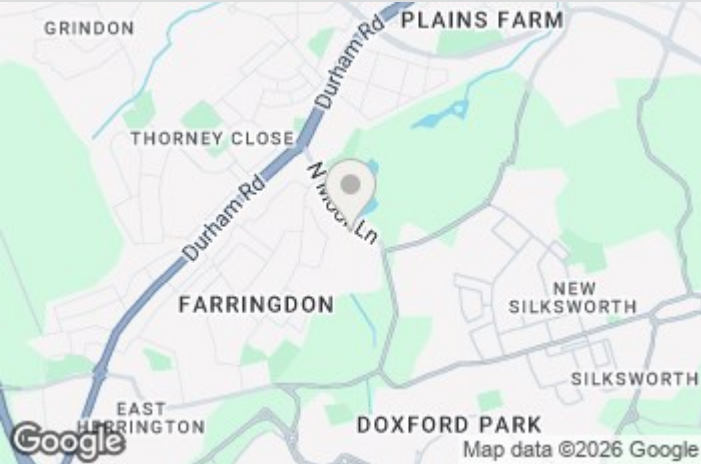
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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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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

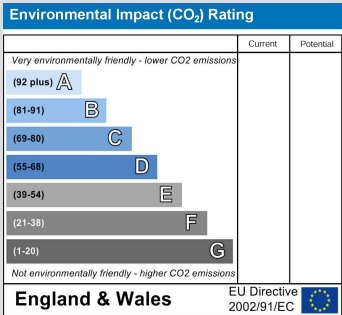
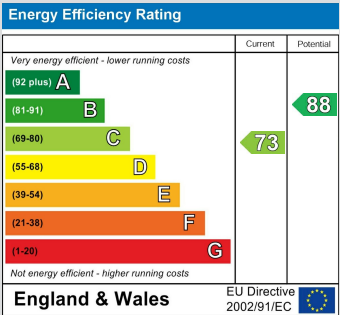
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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Approximate total area⁽¹⁾

56.4 m²

608 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.

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