















A beautifully presented semi-detached Dutch Bungalow, available on an unfurnished basis, occupying a superb cul-de-sac position, just off Crosslea Avenue. Internally the immaculate accommodation on the ground floor includes a hall, lounge with bay window, an impressive dining kitchen, a bedroom and contemporary bathroom/wc whilst to the first floor level there are two additional bedrooms and a modern Jack & Jill shower room/wc. Externally there are gardens to the front and rear, driveway and garage. This location is ideally placed for an excellent range of amenities, shops and schools, as well as offering excellent transport links. Available November 2025.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

### Entrance Hall



Staircase to first floor, radiator, tiled flooring, coved cornicing and an under stair storage cupboard.

### Lounge 18'6" x 12'7"



Double glazed bay window to the front, radiator and an electric fire.

### Open Plan Dining Kitchen 24'7" x 13'4" maximum measurements



The kitchen is fit with base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include a double oven and hob with extractor hood over, integrated fridge, freezer, washing machine and tumble dryer. There are 2 radiator's, fitted spotlights to ceiling, wall mounted boiler, double glazed windows and French doors to the rear garden as well as a secondary door to the rear.

## Bathroom



Low level WC, wash basin, step in shower enclosure and free standing bath. There's a double glazed window, radiator, fitted overhead spotlights and tiled walls and flooring.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 10'5" x 10'4"**



Double glazed bay window to the front, radiator and fitted wardrobes.

**First Floor Landing**  
Storage cupboard.

**Bedroom 2 12'3" x 10'10"**



Double glazed window, radiator and door to the Jack and Jill shower room.

**Jack and Jill Shower Room**



Low level WC with concealed cistern, wash basin set into

vanity unit and a step in shower enclosure with overhead shower. There's a double glazed window, tiled walls and flooring, radiator and door to bedroom 3.

**Bedroom 3 11'10" x 10'10"**



Double glazed window, radiator and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is a driveway leading to a garage, a lawned garden area and a side gate providing access to the rear. To the rear there is a south east facing lawned garden with patio seating area and established borders.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Council Tax Band

The Council Tax Band is Band D

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Viewing Fst

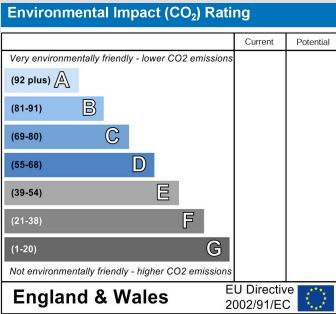
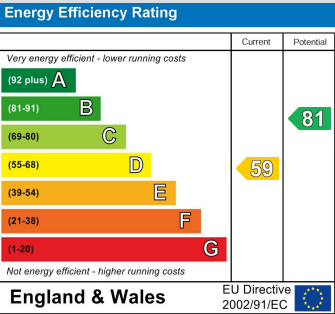
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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