









A spacious semi detached bungalow, occupying a delightful cul-de-sac position within this highly sought-after location and is available for sale with no upper chain involved. The internal accommodation is all on one level and includes an entrance lobby, hall, generous 24ft lounge and a separate dining room with access to a fitted kitchen. There is a master bedroom with an en-suite shower room, a second well-proportioned bedroom and a bathroom/wc. Externally there is a garden to the front with a driveway, providing off street parking and access to a garage whilst to the rear there is a wonderful, mature garden, laid mainly to lawn with a patio and planted borders. This location is ideal for local amenities, shops and transport links. Early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed entrance door into lobby.

Lobby

Built-in cupboard, tiled flooring and inner door leading through to the hall.

Hallway



Tall feature radiator and an airing cupboard.

Lounge 24'6" x 11'10"



This spacious room has a double glazed bay window to the front, 4 x radiators and an inset feature fire.

Dining Room 11'3" x 10'8"



Double glazed window to the rear overlooking the garden, radiator and open plan into kitchen.

Kitchen 21'4" x 7'9"



The kitchen is fitted with modern wall and base units with work surfaces over incorporating a double bowl sink and drainer unit. Integrated appliances include a double electric oven, electric hob and extractor chimney over. Central heating boiler concealed behind a matching fitted kitchen unit, double glazed door leading to the rear garden, double glazed window to the rear, a radiator and space has been provided for the inclusion of a fridge freezer and a washing machine.

Master Bedroom 16'0" x 11'11" (into fitted wardrobes)



Double glazed window overlooking the rear garden, radiator and fitted bedroom furniture including wardrobes, drawer units and bedside tables. Door connecting to en-suite shower room.

En-Suite



Fitted with low level WC with concealed cistern, mini wash hand basin and a step in shower cubicle with a mains head shower - tiled walls, radiator with heated towel rail and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'2" x 11'10" (into bay and wardrobes)



Double glazed bay window to the front, radiator and fitted bedroom furniture including wardrobes, drawer units, desk and shelving.

Bathroom



Fitted with low level WC with concealed cistern, a bidet, wash hand basin and bath with mains head shower - part tiled walls and double glazed window.

Outside



To the front there is a lawned garden with a driveway providing off street parking, whilst to the rear there is a delightful mature garden with a lawn, patio and established borders. There is also an attached garage with an up and over access door.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

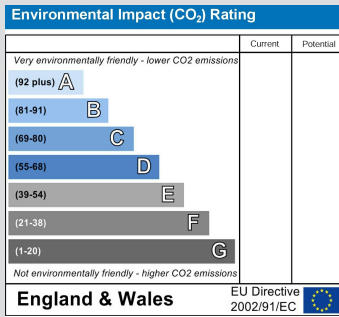
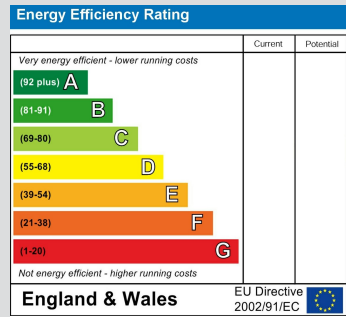
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Approximate Floor Area
(99.09 sq.m)



10 Georgian Court