















A very rare introduction to the market, this superb two bedroom and two reception room detached bungalow with gorgeous south west facing gardens to the rear sits within this quiet cul-de-sac on the ever fashionable Fulford Grange estate. Available with no upward chain, the property is decorated to a very good standard throughout and offers comfortable accommodation which is easy to maintain and economic to run. Internal accommodation comprises reception hall, living room, conservatory, well appointed fitted kitchen, two bedrooms and a shower room whilst additional features of note include a very useful garage conversion providing additional utility space for the kitchen area, solar panels to the roof providing cheaper electricity energy costs for the property, gas central heating and UPVC double glazing. With off street parking for two cars, this delightful home should prove to be very popular indeed with those who wish to downsize within this area and should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Built in cupboard with fitted shelving, single radiator, coved cornice to ceiling.

## Living Room 9'4" x 8'2"



Coved cornice to ceiling, UPVC double glazed window to rear overlooking gardens, single radiator, UPVC double glazed tilt and slide patio door into conservatory.

## Conservatory 9'11" x 12'11"



Double radiator, tiled floor with electric under floor heating, UPVC double glazed French doors leading out into south west facing rear gardens.

## Kitchen 9'11" x 7'9"



Good selection of modern design base and eye level units with marble coloured working surfaces, split tile effect tiled splashbacks and upstands, single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, fan assisted electric oven, space and plumbing for automatic washing machine, tiled floor, UPVC double glazed window overlooking gardens to the front, coved cornice to ceiling, double radiator, door to utility.

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# MAIN ROOMS AND DIMENSIONS

**Utility 16'8" x 8'7"**



Good selection of base and eye level units with granite coloured working surfaces and granite coloured tiled splashbacks, electric halogen hob with overhead extractor hood, space for fridge freezer, space for under bench fridge, tiled floor, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window and door providing access into the rear garden, double radiator.

**Bedroom 1 (rear) 9'5" x 11'8"**



Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, downlighting, coved cornicing to ceiling, access point to loft, UPVC double glazed window overlooking rear gardens, single radiator.

**Bedroom 2 (front) 7'10" x 8'6"**

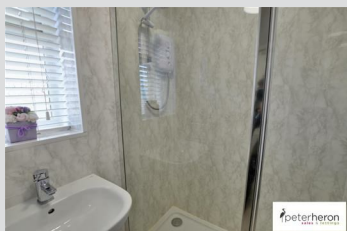


Maximum dimensions into built in wardrobe, UPVC double glazed window to front, single radiator, coved cornicing to ceiling.



# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, pedestal washbasin with mixer tap, walk in shower enclosure with overhead electric shower, UPVC double glazed window to front, heated towel rail, laminate flooring, UPVC lined walls, ceiling mounted extractor unit.

## Outside



Laid to lawn gardens to the front with Beamish cobble set drive with off street parking for at least two cars, passage to side with gate providing access through to spacious south west facing gardens to the rear with attractive landscaping and established borders.

## Aerial Views

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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

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

verification is recommended.

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## Sea Road Viewings

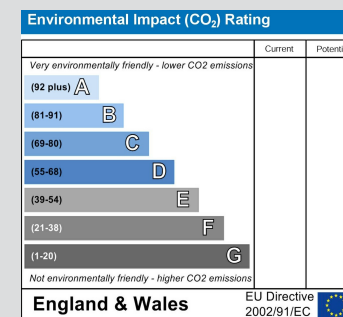
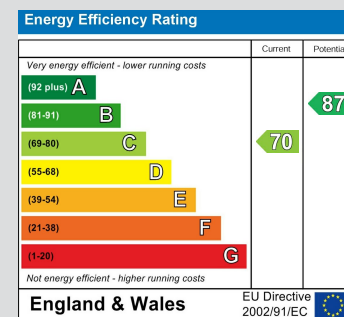
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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