















An extended semi-detached bungalow, situated within the ever popular Hastings Hill estate, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes a hall, spacious lounge, dining room, kitchen, two well-proportioned bedrooms and a shower room/wc. Externally there are gardens to the front and rear, driveway and a garage. The property is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. Early viewing is essential to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance door into entrance hall.

## Entrance Hall

Single radiator, walk-in storage cupboard and, doors connecting off to the living room, bedrooms and bathroom.

## Living Room 15'1" x 11'10" (into recess)



Feature fireplace with mantle and surround, coved cornice to ceiling and sliding, double glazed doors to the dining room.

## Dining Room 9'6" x 8'10"



Single radiator, coved cornice to ceiling, double glazed window to the rear and access to the garden via double glazed sliding patio doors,

## Kitchen 18'1" x 9'3" (max measurements)



Fitted with a good range of base and eye level units with work bench over incorporating sink and drainer unit. Space is provided for the inclusion of a washing machine, tumble dryer, cooker and fridge freezer. There is a boiler housed behind matching fronted kitchen unit, door leading to the side of the property, coved cornice to ceiling, double glazed window to the rear and a double radiator.

## Bedroom 1 13'2" x 11'9" (into fitted wardrobes)



Double glazed windows to the front, fitted wardrobes and a single radiator.

## Bedroom 2 10'11" x 9'4"



Double glazed windows to the front, fitted bedroom furniture and a single radiator.

## Bathroom



Fitted with low level WC, wash hand basin set into vanity

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# MAIN ROOMS AND DIMENSIONS

unit, shower cubicle with shower head over, double radiator, double glazed window to the side, fitted overhead lights and loft hatch access.

## Outside



There is a manicured garden to the front with a long driveway leading to the garage providing space for multiple off street parking. Whilst to the rear there is a lawned area with mature trees, paved patio seating area, access to the garage and a storage shed.

## Garage

Up and over garage door, double glazed window to the rear and door leading into rear garden.

## 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.

Peter Heron Ltd for themselves and for the vendors of this

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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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## Fawcett Street Viewings

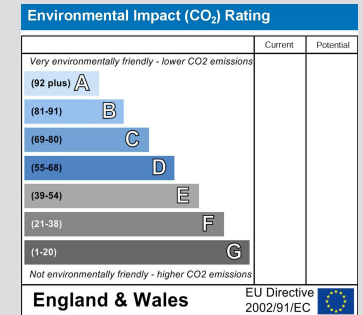
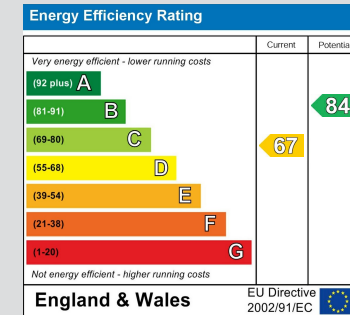
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

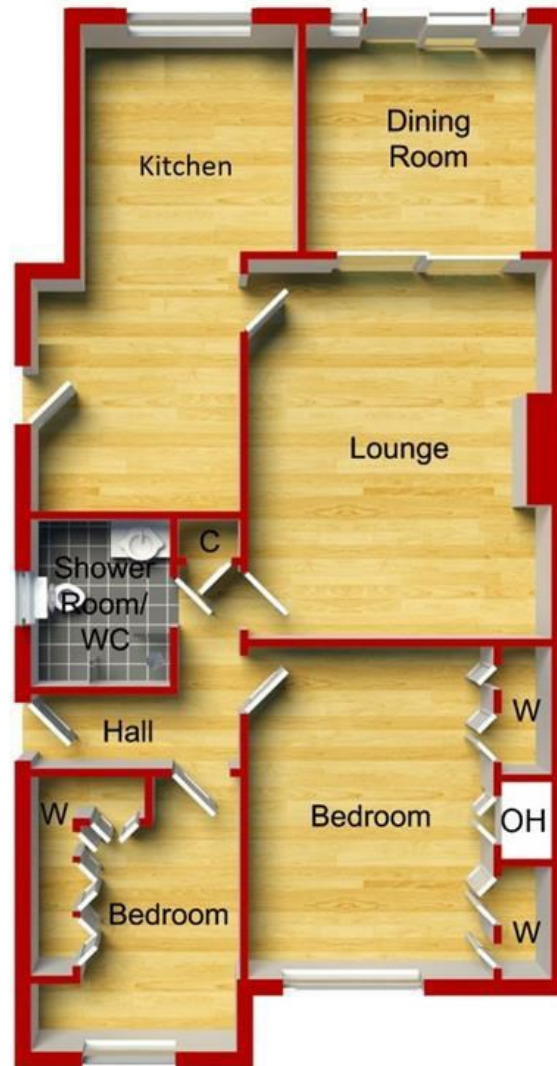
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Approximate Floor Area  
(73.54 sq.m)



154 Sevenoaks Drive