









A spacious two double bedroom semi-detached bungalow with a generous mature garden, occupying a delightful cul-de-sac position within this ever popular location. The accommodation is all on one level and is accessed via an entrance lobby, connecting though to a superb reception hall. There is an attractive lounge, a kitchen / diner, conservatory, two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway, a garage, a useful side access and a mature garden to the rear with a lawn, paved area, decking and established planting. This location is ideally placed for local amenities, shops and schools as well as offering transport links to surrounding locations. With no upper chain involved, early viewing is highly advised.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Inner door to reception hall.

## Reception Hall



Radiator and built in cupboard.

## Lounge 11'8" x 16'5"



Double glazed bow window to front, radiator and feature fireplace.

## Kitchen/Diner 16'2" x 13'1"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and hob, space for fridge freezer and washing machine, radiator and double glazed French door providing access to the conservatory.

## Conservatory 8'6" x 9'10"



Double glazed door to rear decked area, double glazed windows overlooking the garden and radiator.

## Bedroom 1 9'10" x 14'5"



Double glazed window to rear, radiator and fitted wardrobes.

## Bedroom 2 11'1" x 9'11"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Wet Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator, attractive tiled walls and floor, and double glazed window.

## Outside



To the front of the property there is a garden with driveway providing off street parking and access to garage. The garage has a main roller shutter access door to the front and the benefit of double doors to the rear. To the rear of the bungalow there is a superb garden with a lawn, decked area, paved area and mature plants and shrubs.

## Council Tax Band

The Council Tax Band is Band D.

## 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 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

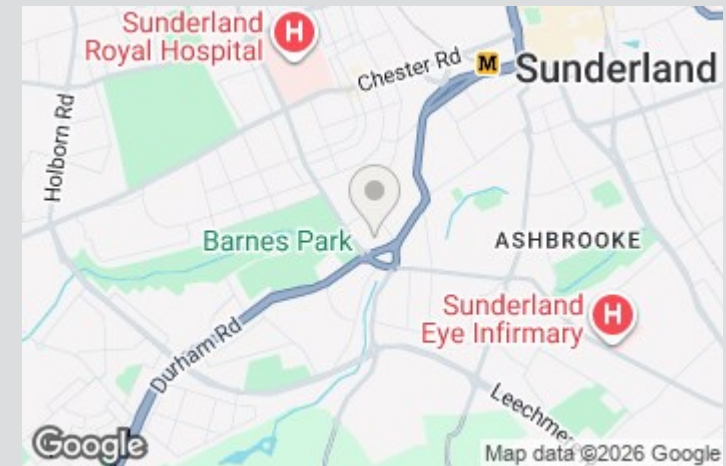
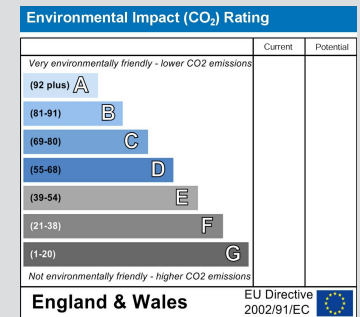
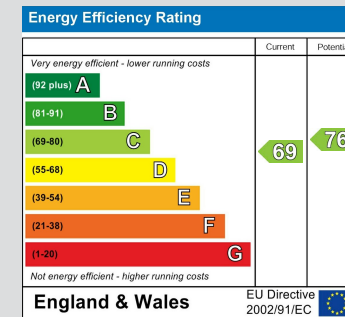
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

87.1 m<sup>2</sup>  
937 ft<sup>2</sup>

**Balconies and terraces**

11.6 m<sup>2</sup>  
125 ft<sup>2</sup>

(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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