









An attractive two bedroom semi-detached bungalow, ideally situated on Carlton Crescent within this sought-after area of East Herrington. Internally the accommodation is all on one level and includes a hall, lounge, fitted kitchen, sun room, two bedrooms and a bathroom/wc. The property has gas central heating to radiators, partial double glazing, driveway, a single garage and delightful gardens. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Porch



There are double glazed windows, a radiator and a door connecting through to the hall.

Hall



With a radiator and built in cupboard, doors lead off to the lounge, kitchen, bedrooms and bathroom.

Lounge 17'5" x 9'10"



Double glazed window to the front and radiator.

Kitchen 9'6" x 8'10"



Wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob and a freezer, space has been provided for the inclusion of a fridge, dish washer and a washing machine, there is a single glazed window looking into the sunroom, a radiator and double glazed door leading out to the side of the property.

Bedroom 1 12'11" x 11'5" max measure inc fitted robe



Single glazed window looking into the sunroom, part glazed door connecting through to the sunroom, radiator and fitted wardrobes.

Bedroom 2 9'7" x 9'1"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal was hand basin, panel bath with electric shower over, radiator and double glazed window.

Sunroom 19'0" x 8'2"



With timber framed double glazed sealed unit windows looking out onto the garden, door to the rear garden and a radiator.

Outside



The property occupies an attractive plot with a lawned garden to the front, driveway providing off street parking and access to the single garage, whilst to the rear there is a low maintenance mainly paved garden.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B

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 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.

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 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

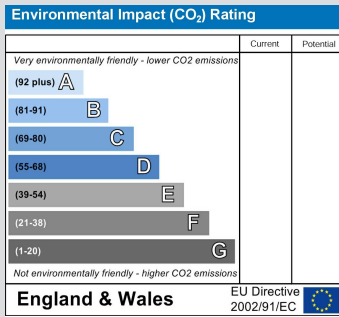
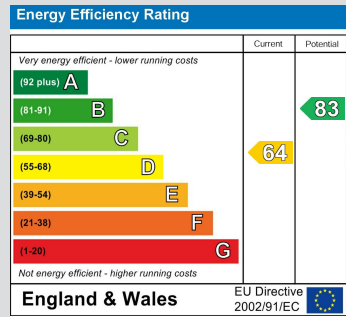
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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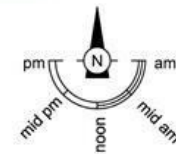
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Approximate Floor Area
(76.40 sq.m)

39 Carlton Crescent