

Occupying a generous plot on the corner of Bainbridge Holme Road and Crosslea Avenue, is this spacious three bedroom, two reception room semi-detached Dutch bungalow. Internally on the ground floor there is an entrance porch, leading through to an impressive reception hall, two reception rooms, kitchen, bedroom, bathroom and separate wc. On the first floor there are two well-proportioned bedrooms and a shower room/wc. Externally there are delightful gardens to the front, side and rear with lawned areas and established planting, as well as a driveway and a single garage. The property is ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. Available for sale with no upper chain involved, the property provides tremendous potential, we highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a double glazed entrance door.

## Entrance Porch

There are double glazed windows and an inner door to the reception hall.

## Reception Hall



An impressive reception hall with staircase to first floor, under stairs cupboard and a radiator.

## Living Room 17'5" x 12'1" into bay and alcove



With a double glazed bay window to the front and a radiator.

## Lounge Diner 16'4" x 11'9"



With a double glazed door to the rear garden, double glazed windows to the rear and a radiator. A door connects through to the kitchen.

## Kitchen 12'10" narrowing to 6'5" x 17'10" narrowing to 9'0"



With fitted wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Integrated appliances include an electric oven and hob. Space is provided for the inclusion of a dishwasher. There's a radiator, door to the rear porch, double glazed windows to the side and rear and a built in cupboard with a double glazed window and providing storage space and housing the central heating boiler.

## Rear Porch

With single glazed windows and a part glazed door to the rear garden.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'5" x 13'3" maximum including fitted wardrobes



Double glazed window to the front, radiator and a fitted wardrobe.

## Bathroom



Fitted with a pedestal wash hand basin and panelled bath with electric shower over. There's a radiator and double glazed window.

## Separate WC

Fit with a low level WC and a double glazed window.

## First Floor Landing

With doors leading off to the bedrooms 2 and 3 and the shower room.

## Bedroom 2 13'9" x 10'4"



Double glazed window to the side, radiator, fitted wardrobes and a wash hand basin set into vanity unit.

## Bedroom 3 14'0" x 10'10"



Double glazed window and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room/WC



Fitted with a low level WC, b-day, pedestal wash hand basin and step in shower cubicle with electric shower. There are part tiled walls and a radiator.

## Outside



The property enjoys delightful gardens to the front, side and rear with lawned area and established planting. There's also a driveway located to the side of the property providing access to the single garage.

## 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

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## Important Notice Part 2

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## Fawcett Street Viewings

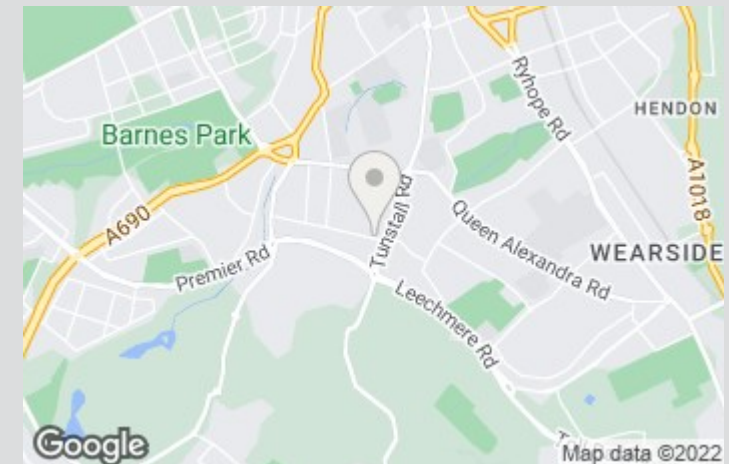
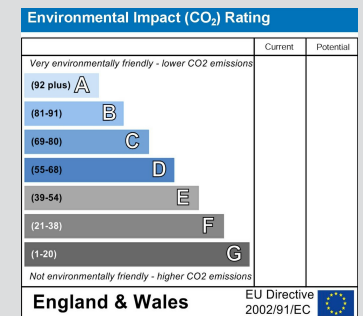
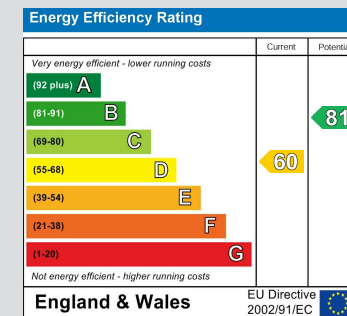
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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