









A four bedroom semi-detached dutch bungalow, occupying a substantial, mature plot, ideally situated at the head of this pleasant cul-de-sac within this highly sought-after location. Internally the deceptively spacious accommodation includes an entrance porch, an impressive reception hall with staircase to the first floor, two superb reception rooms, both with bay windows, a modern breakfasting kitchen, a useful rear porch, a double bedroom and a bathroom/wc. On the first floor there are three bedrooms and a washroom/wc. Externally there is a driveway providing off street parking, a detached single garage and wonderful, extensive gardens with lawned areas and established planting. The property is ideally located for access to local amenities, shopping facilities, schools and excellent road connections. Offered for sale with no upper chain involved, viewing is highly recommended to fully appreciate the wonderful gardens and great potential this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via single glazed entrance door to

Entrance Porch

Single glazed windows and an inner door leading through to the reception hall.

Reception Hall



An impressive and spacious reception hall with Delft rack, radiator, built in cupboard and staircase to the first floor.

Lounge 16'3" into bay x 13'7" into alcove



This delightful room has a bay to the front with timber framed double glazed sealed unit windows with single glazed stained and leaded top lights, there is a radiator and a feature fireplace, coving to the ceiling.

Dining Room 13'1" into bay x 12'0" into alcove



Bay to the front with timber framed double glazed sealed unit window and stained leaded glass single glazed top light with coving to the ceiling and a radiator.

Breakfasting Kitchen 13'7" x 8'7"



The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a dish washer, there are two double glazed UPVC windows, a built in cupboard providing storage space and housing the boiler and a door connecting through to the rear porch.

Rear Porch

With a radiator, space has been provided for the inclusion of a washing machine, single glazed window and a tiled floor and part single glazed door to the rear garden.

Bedroom 4 9'8" x 10'6"



UPVC double glazed window to the rear and a radiator.

Bathroom



Low level WC, pedestal wash hand basin and a panel bath with electric shower over, UPVC double glazed window, radiator, tiled walls and floor.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



With doors leading off to bedrooms one, two and three and also to the washroom/WC.

Washroom/WC



Low level WC, pedestal wash hand basin and an extractor fan.

Bedroom 1 19'4" x 9'4" max measure inc fitted robes



This attractive room enjoys a dual aspect with UPVC double glazed windows to the front and rear, there are two radiators.

Bedroom 2 11'2" x 7'2" approx measure to sloping ceiling in



UPVC double glazed window to the side, radiator and fitted wardrobes.

Bedroom 3 8'9" x 7'2" approx measure as sloping ceiling and



UPVC double glazed window to the side, radiator and fitted wardrobes.

Outside



There is a long driveway providing off street parking and access to the detached garage, the property occupies a generous plot with extensive mature gardens with lawned areas and mature planting.

Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/2/1936.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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MAIN ROOMS AND DIMENSIONS

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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Fawcett Street Viewings

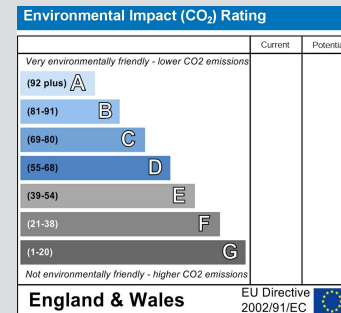
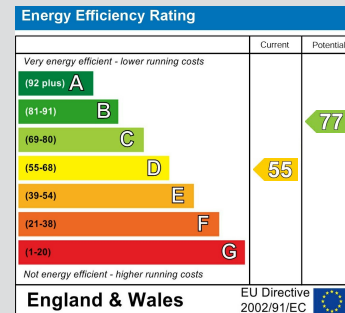
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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