



Available with immediate vacant possession and no upward chain, this popular style semi detached Dutch bungalow is in need of some modernisation and updating however carries huge potential. Enjoying a quiet position on this popular street set within the Wavendon estate of High Barnes, the property features a ground floor WC, lounge, dining room, kitchen, ground floor bedroom, first floor second bedroom and bathroom and has the added bonus of an additional box room. Benefiting from gas central heating aluminium double glazing, the property has gardens to the front with a drive and garage at the side and secluded enclosed gardens to the rear. Walking distance from an excellent range of amenities, the property enjoys a central position located midway between the City Centre and A19 and is just a short walk from bus stops and local parks. Immediate internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Entrance

Part glazed door leading to

## Reception Hall

With parquet flooring, under stairs storage cupboard, ground floor w/c, wall mounted gas combination boiler serving hot water and radiators, window to side elevation, spindle balustrade staircase and single radiator.

## Lounge 10'10" x 15'7" (into bay)



Aluminium double glazed windows to the front elevation, living flame gas fire with mahogany surround, marble insert and hearth, dado rail, cove cornicing, open plan through to dining room.

## Dining Room 8'0" x 10'9"



Two double radiators, aluminium double glazed sliding patio door leading out to rear gardens.

## Kitchen 8'10" x 12'6"



Range of base and eye level units, stone coloured working

surfaces, single drainer and stainless steel sink unit, Space for electric cooker with splash back and overhead extractor unit. Plumbing for washing machine, space for tumble dryer, space for under bench fridge and freezers ceiling light/fan, aluminium double glazed window to rear elevation, single radiator, parquet flooring and part glazed door leading out into rear gardens.

## Bedroom 1 (Front) 9'9" x 12'6"



Aluminium double glazed window to the front elevation, living flame gas fire mahogany surround with marble insert and hearth, single radiator and dado rail .

## First Floor

Landing with aluminium double glazed window to the side elevation, parquet flooring to landing, access point to floored loft via ladder,

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# MAIN ROOMS AND DIMENSIONS

## Bedroom Two 13'4" x 21'2"



Two aluminium double glazed windows to the front elevation, T-fold ceiling with two velux windows to rear elevation, double radiator and large walk in wardrobe.

## Bathroom



Low level w/c, wash basin with shower mixer, wash basin vanity unit with cupboards under, shower cubicle - white suite part tiled walls, extractor unit to ceiling, aluminium double glazed window to side elevation, single radiator, parquet flooring.

## Box Room 5'2" x 12'5"



T Fold ceiling, velux window, single radiator.

## Outside

Mature gardens to the front with established borders in the lawn, long drive to side leading to garage. Enclosed mature gardens to the rear, beautiful selection of trees, shrubs and attractive lawns, block paved patio seating area accessed directly from dining room.

## Garage 8'1" x 16'0"

With up and over door.

## 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

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# MAIN ROOMS AND DIMENSIONS

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## Important Notice Part 2

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## Fawcett Street Viewings

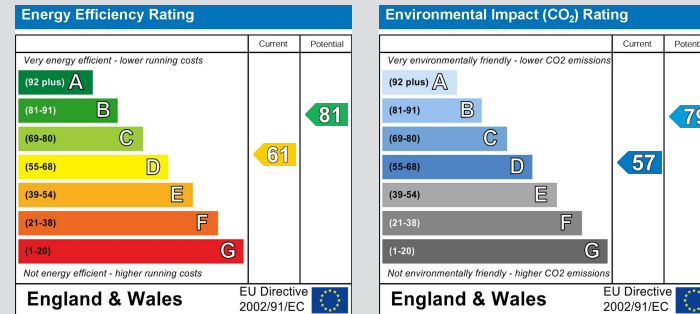
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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