

Sitting within a generous corner plot with mature south west facing gardens to the side and rear, whilst enjoying a quaint, head of cul-de-sac position in the ever fashionable suburb of Tunstall; this popular style bay windowed semi detached bungalow, available with no upward chain, the property carries huge potential.

Comprising, reception hall, lounge, dining room, kitchen, 2 bedrooms and a bathroom, the property benefits from gas central heating, some double glazing and new roof and has additional gardens to the front with a level drive to the side and a garage.

Within easy reach of the city centre, Barnes Park and Sainsburys, this delightful home, available with immediate vacant possession and no upward chain, should be the subject of considerable interest and should be viewing urgently to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance Hall

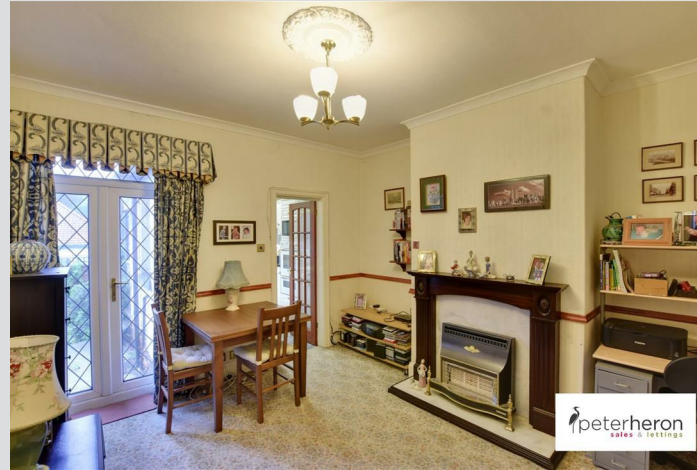
With built in cloaks cupboard, wood effect laminate flooring, single radiator, coved cornicing to ceiling, access point to loft via slingsby design aluminium ladder.

Lounge 11'11" x 18'10" max dimensions into bay window



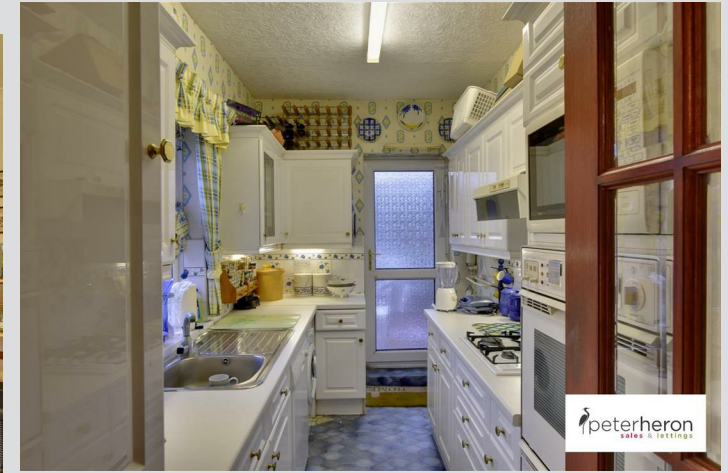
UPVC double glazed bay window to front elevation, feature fireplace with gas fire, mahogany surround marble insert and hearth, double radiator, dado rail and coved cornicing to ceiling.

Sitting Room 12'10" x 11'11" max dimensions into alcove



Gas fire with mahogany surround marble insert and hearth, dado rail, coved cornicing to ceiling, single radiator, UPVC double glazed French doors into rear garden.

Kitchen 6'7" x 12'7"



Base and eye level units with colour coordinated working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, space and plumbing for automatic dishwasher and washing machine, gas hob with over head extractor hood, split level double electric oven, space for microwave, integrated fridge freezer, glass fronted display cabinet, tiled splash backs, vinyl flooring, lino flooring, UPVC double glazed windows to the side elevation over looking the rear gardens, UPVC double glazed window to rear elevation, work top lighting and a single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 13'0" x 11'1" max dimensions into fitted robes + o



UPVC double glazed oriel bay window to front elevation, fitted wardrobes and single radiator.

Bedroom 2 (rear) 10'2" x 8'5" max dimensions to the front of fitted



Fitted wardrobes with sliding doors and bay UPVC double glazed windows overlooking the rear garden, single radiator, there is also a wash basin vanity unit.

Shower Room



Pedestal wash basin, shower cubicle- white suite with part tiled walls, wood effect laminate flooring, UPVC double glazed window, wall mounted gas boiler serving hot water and radiators and a single radiator.

MAIN ROOMS AND DIMENSIONS

Separate WC



Low level WC with wash basin- white suite with tile splash backs, UPVC double glazed window, wall mounted extractor unit and wood effect laminate flooring.

Outside



Hard landscaped gardens to the front with a drive providing off street parking, garage with up and over door, gate to the side providing access into spacious lawned gardens to the rear with mature borders and raised patio seating area accessed directly from the kitchen. Large shed.

Garage

Benefiting from power and lighting, and side door.

Please Note:

We have been advised by our clients, all curtains, carpets, light fittings, non integrated kitchen appliances and all furniture are available at a separate negotiation.

Council Tax Band

The Council Tax Band is Band C

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

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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Fawcett Street Viewings

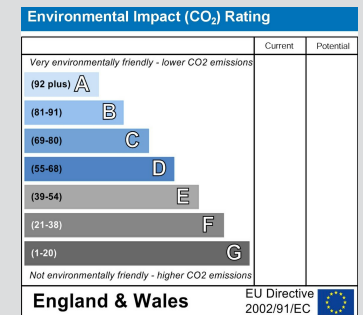
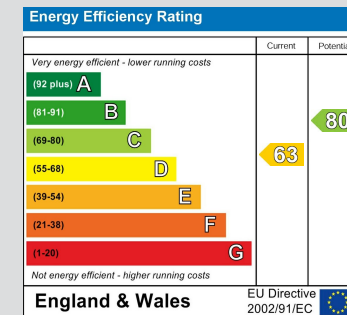
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

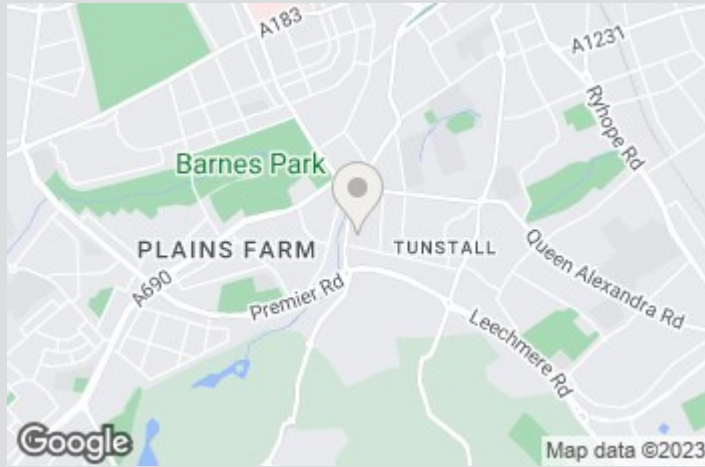
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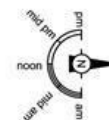
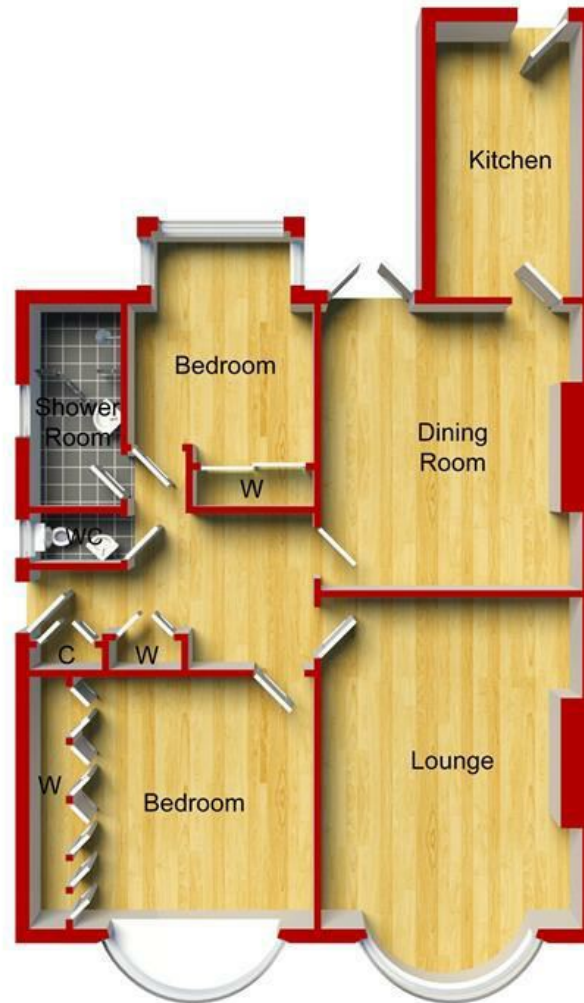
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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(76.38 sq.m)

6 Hillfield Gardens