









This fabulous bungalow has recently undergone a significant programme of upgrading, refurbishment and remodelling to provide an outstanding standard of accommodation. In addition to a complete 'back to brick' internal refurbishment the bungalow has benefitted from external rendering, re-wiring, re-plumbed and new gutters and soffits. Internally there is a hall, spacious lounge with media wall and bay window that opens through to a stunning breakfasting kitchen, fitted with an excellent range of units, a selection of integrated appliances and French doors to the rear garden. There are two well-proportioned double bedrooms and a contemporary shower room/wc. Benefits of the property include recently installed double glazed doors and windows as well as a new central heating system & zoned far infrared heating system and CCTV. Externally there is a lawned garden and driveway to the front whilst to the rear a delightful, low maintenance landscaped garden. There is a versatile building finished with matching render, double glazed door and windows, Ethernet internet connection, power, lighting & heating, currently being used as a home office. The property is well placed for local amenities, as well as offering excellent connections to surrounding areas and major road links including the A19. We highly recommend viewing to fully appreciate this remarkable bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Hall

Lounge 17'10" x 11'11" into alcoves



Double glazed tall bay window to front and a media wall with a wall mounted contemporary electric fire with remote control. Opening through into breakfasting kitchen.

Breakfasting Kitchen 13'3" x 12'0"



Fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating an inset sink and drainer unit, integrated appliances include an electric oven, microwave, induction hob with extractor chimney over, dishwasher, wine cooler, coffee machine, washing machine and tumble dryer. Space for American style fridge freezer. Double glazed French door leading out into the rear decked area.

Bedroom 1 10'1" x 9'4"



Double glazed bay window to front.

Bedroom 2 9'4" x 11'7"



Double glazed door to rear garden and double glazed windows to side and rear.

Shower Room



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower area with mains shower, useful built in storage and double glazed window.

Outside



Lawned garden to the front with a driveway providing off street parking, whilst to the rear there is a delightful low maintenance landscaped garden with a decked area.

Outbuilding 15'0" x 7'5"



This impressive and versatile space is currently being utilised as a home office and has the benefit of power and lighting, double glazed door, double glazed windows and internet connection.

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.

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MAIN ROOMS AND DIMENSIONS

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

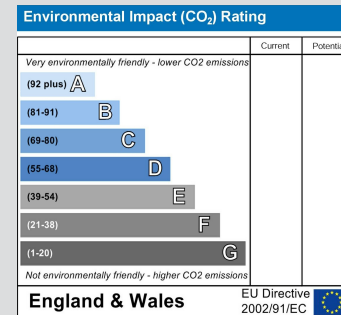
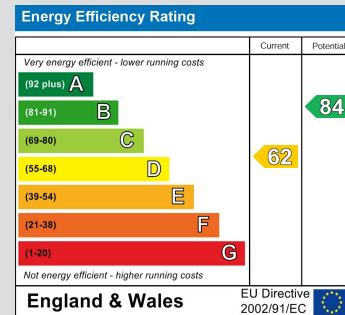
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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Outbuilding
Approximate Floor Area
(10.64 sq.m)



Ground Floor
Approximate Floor Area
(65.44 sq.m)

7 Kirkwood Avenue