







- Popular Location
- Two Bedrooms
- Beautiful Gardens
- Gas Central Heating
- Council Tax band \*C\*
- Link-Detached Bungalow
- Garage and Driveway
- Conservatory
- Double Glazing
- Call For More Information







We are delighted to offer for sale this charming, link-detached bungalow, located within a popular residential area.

Positioned in a convenient location for access to many local amenities including shopping at Kingston Park retail park, along with good transport and motorway links.

Internally the property briefly comprises: - entrance lobby, hallway, spacious lounge with French doors leading to the sunny conservatory, kitchen with wall and floor units and rear garden access and two good sized bedrooms, the main with fitted wardrobes. There is also a shower room/wc. The property further benefits from gas central heating and double glazing.

Externally there are beautiful, well stocked gardens to the front side and rear, a perfect space to relax in the warmer months. There is also a driveway leading to the attached garage.

Early viewings come highly recommended. For more information, please call our Gosforth branch on 0191 236 2070.

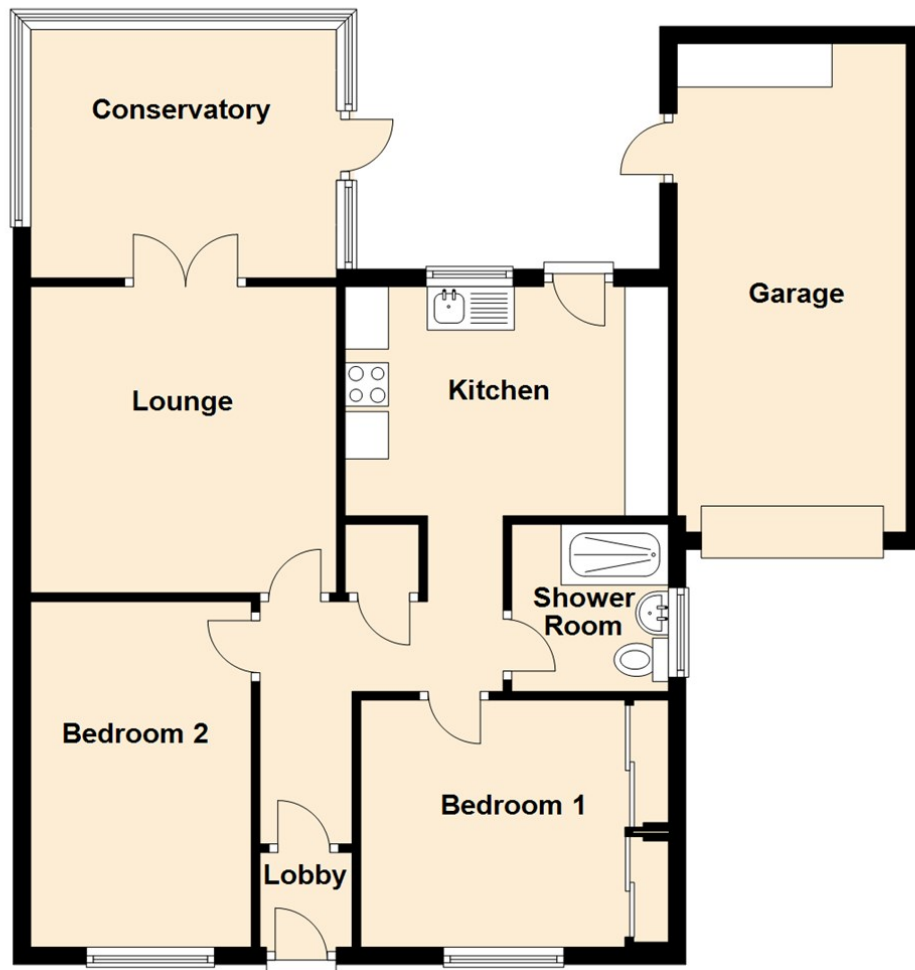
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.



## Ground Floor



## The difference between house and home

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Lounge 11'9" x 11'6" (3.59 x 3.53)

Kitchen 8'8" x 11'7" (2.65 x 3.54)

Bedroom One 14'0" x 9'0" (4.28 x 2.75)

Bedroom Two 11'7" x 8'3" (3.55 x 2.53)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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