



Potters Loaning

Alston

- Detached Bungalow
- Four Bedrooms
- Gardens
- Driveway Parking
- Well Presented

£ 295,000



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Potters Loaning

Alston

We are delighted to welcome to the market this well presented detached bungalow, situated within the historic and bustling market town of Alston. The property is well located providing easy access to local amenities and countryside walks.

The property is bright and spacious and is accessed via a welcoming entrance hall, the main living areas have been thoughtfully designed providing great light and space. The open plan kitchen leads into the utility room with access to a WC, conservatory, and dining room. There are four bedrooms and family bathroom as well as a converted attic room and a second attic room which could also be converted. Additionally, property benefits from a new boiler, windows, log burner and guttering.

Externally, there is a well maintained wrap around garden, patio area and driveway parking.

Viewing is highly recommended to fully appreciate the size and potential of this property.

Room Measurements:

Living Room: 17'4 x 14'4 (5.3m x 4.37m)

Dining Room: 12'4 x 10'8 (3.76m x 3.25m)

Conservatory: 15'8 x 10'4 (4.78m x 3.15m)

Kitchen: 15'11 x 17'3 (4.85m x 5.26m) (L Shaped)

Utility Room: 8'4 x 7'6 (2.54m x 2.29m)

Bedroom One: 12'3 x 11'5 (3.73m x 3.5m)

Bedroom Two: 11'9 x 12'3 (3.6m x 3.73m)

Bedroom Three: 10'2 x 8'7 (3.1m x 2.62m)

Bedroom Four: 10'2 x 7'1 (3.1m x 2.16m)

Bathroom: 8'2 x 10'2 (2.5m x 3.1m)

Converted Attic Room: 17'0 x 14'1 (5.18m x 4.3m) (Restricted Height)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Alston Lease no fees.

Length of Lease: 999 years

COUNCIL TAX BAND: D

EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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