



Woolsington Gardens

Woolsington

Situated in the heart of Woolsington, this charming semi-detached bungalow boasts three bedrooms all with fitted storage, low maintenance front and rear gardens and ample off-street parking. The bungalow layout enhances the convenience of single-floor living, catering to those seeking a seamless and effortless lifestyle. The heart of the home is the well-proportioned lounge with electric optimyst fireplace making the room cozy and inviting. A sleek kitchen and adjacent conservatory bathing the room in natural light serves as a perfect spot to enjoy your morning coffee. In addition to the main residence, a detached garage offers ample storage space, utility area with water and power, complemented by a generous driveway for multiple vehicles. Set on a private plot, this property offers a sense of exclusivity and seclusion.

£355,000

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Entrance hallway

The front door opens to the main hallway of the bungalow with access to all of the rooms. Radiator, carpeted flooring and access to the loft which is part boarded and fully insulated.

Lounge

25'03 into recess x 11'07 into recess (7.70m x 3.53m)

The inviting lounge benefits from double glazed UPVC window overlooking the front of the bungalow and driveway. With an electric optimyst fireplace, carpeted flooring and two double radiators.

Bedroom One

13'01 x 9'05 not including wardrobes (3.28m x 3.02m)

Well-proportioned master bedroom with 3 foot deep fitted wardrobes stretching the entire length of the room. Carpeted flooring, dual aspect double glazed windows to the front of the bungalow and radiator.

Bedroom Two

9'11 x 10'09 not including wardrobes (3.28m x 3.02m)

The second bedroom benefits from 3 foot deep fitted wardrobes, UPVC French doors accessing the back garden, radiator and carpeted flooring.

Bedroom Three

6'06 x 10'09 (3.28m x 1.98m)

Bedroom with carpeted flooring, double glazed window to the rear of the bungalow, radiator.

Bathroom

6'04 wide x 6'03 (1.93m x 1.91m)

Bathroom with fully tiled flooring and walls, low level WC, sink basin with mixer tap, bath with shower over and heated towel rail. Spotlight lighting and double-glazed frosted window.



Kitchen

11'00 x 17'03 (5.26m x 3.35m)

The convenient kitchen with fitted floor and wall units has a tiled back splash and UPVC cladding to walls. Ceramic double sink, gas oven and hob with extractor fan over and access to the conservatory via UPVC double doors and access to the garden via UPVC stable door.

Conservatory

8'10 x 9'0 (2.74m x 2.69m)

Accessed via the kitchen the UPVC conservatory has double doors to the garden, tiled flooring and UPVC cladded walls

Externally the bungalow has a generous drive way and front garden laid to lawn, detached garage with utility area, electric up and over door and full power and water supply. The rear garden has access to the rear of the garage, artificial lawn and patio area. There is also side access between the garage and bungalow and a storage shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is 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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

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Floor Plan
Floor area 112.3 m² (1,209 sq.ft.)

TOTAL: 112.3 m² (1,209 sq.ft.)

Woolsington Gardens, Woolsington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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