

Worcester Way Wideopen

A simply stunning 2 bedroom semi detached bungalow well positioned within walking distance to local shops, amenities and transport links. This superb property is presented to the highest of standard and has undergone substantial renovations by the current owners to create a fabulous family home. A key feature is an impressive extension to the side of the property incorporating a quality fitted dining kitchen with twin 'Neff' ovens, 'Smeg' 5 burner gas hob and integrated dishwasher and washing machine. There is also a large open plan L shaped sitting room with media wall and French doors leading to the rear garden. The bathroom also comprises a quality 3 piece suite with shower over the bath. To the rear is a lovely sunny garden with raised composite decked patio area and large shed with lighting and power. To the front is a block paved driveway providing ample off street parking. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Offers Over **£250,000**









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ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed composite UPVC door, polished ceramic flooring.

SITTING ROOM (L-shaped) 14'11 x 10'2 – 19'7 x 8'9 (4.55 x 3.10m – 5.97 x 2.67m)

Double glazed window to rear, fitted shelves to alcoves, double glazed French door, two vertical radiators, media wall.

DINING KITCHEN 19'3 x 7'2 widening to 10'4 (5.87 x 2.18-3.15m)

Fitted with a range of wall and base units, single drainer sink unit, tiled splash back, wall mounted combination boiler, radiator, double glazed window to front and rear, polished ceramic flooring, Velux window.

BEDROOM ONE 13'0 x 9'5 (3.96 x 2.87m)

Double glazed window to front, fitted wardrobes sliding doors, coving to ceiling, radiator, laminate flooring.

BEDROOM TWO 10'9 (into bay) x 9'3 (3.28 x 2.82m)

Double glazed bay window to front, coving to ceiling, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted windows, access to loft space.

FRONT GARDEN

Laid mainly to lawn, paved driveway.

REAR GARDEN

Mainly paved, southerly facing, fenced boundaries, raised composite decked area.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

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.

Length of Lease: 999 years from 1954

Ground Rent: £9 per annum. Planned increase TBC

Service Charge: £TBC

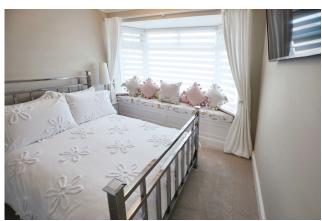
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

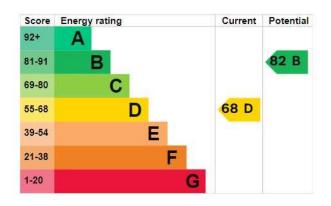
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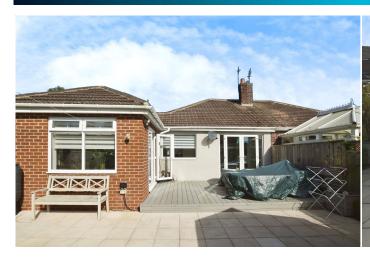
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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