

Ferneybeds Estate Widdrington

ROOK MATTHEWS

SAYER

- Two bedrooms
- Semi detached bungalow
- Finished to a high standard
- Quiet location
- Gardens to front and rear

Offers In Excess Of £ 195,000







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Ferneybeds Estate

Widdrington

This stunning two bedroomed semi-detached bungalow has just become available tucked in a quiet area on Ferneybeds Estate, Widdrington. The property is all on one level and has been fully extended and finished to a high standard throughout which is a sheer credit to its current owner offering the overall WOW factor internally.

The property briefly comprises:- Large entrance hallway which leads to an impressive lounge with feature fireplace, fitted grey carpets, white walls and views over the front garden. To the rear you have an extended open plan Kitchen/snug area which offers picture perfect views and access via the double patio doors leading straight into the rear garden. The high spec kitchen has been fitted with modern wall and base units, offering an abundance of storage. Appliances include double oven, electric hob, integrated dishwasher and integrated fridge. To the back of the kitchen, you have a separate utility space, ideal for extra storage. There is also a door from the snug into a small storage area which houses the boiler and a large storage cupboard in the hallway.

To the opposite end of the living accommodation, you have two double bedrooms, with bedroom two having full access to the rear garden via the sliding doors which allow floods of natural light. The family bathroom has been finished to a high standard and fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a generous sized level garden with driveway for two cars. The garage has been partly converted into the utility room but still offers space for extra storage. To the rear you have a lovely enclosed grassed garden with patio area, ideal for those who enjoy outdoor living.

(4.15m x 3.58m)

(2.77m x 1.25m)

(4.15m x 3.02m)

(3.78m x 3.02m)

(2.41m x 1.62m)

(5.44m x 4.22m) At biggest points

Guaranteed to impress, this is a must view!

Lounge	13.07 x 11.09
Kitchen/Snug/Dining	17.10 x 13.10
Utility	9.01 x 4.09
Bedroom One	13.07 x 9.11
Bedroom Two	12.05 x 9.11
Bathroom	7.11 x 5.04

PRIMARY SERVICES SUPPLY Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: Fibre (Premises) Mobile Signal Coverage Blackspot: NO Parking: Driveway

RESTRICTIONS AND RIGHTS Listed? NO Restrictions on property? NO Easements, servitudes or wayleaves? NO Public rights of way through the property? NO

RISKS Flooding in last 5 years: NO Risk of Flooding: Zone 1 Any flood defences at the property: NO Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO Outstanding building works at the property: NO

MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
 E.g. Lift access to first floor
- E.g. Lift access to first floor

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

EPC Rating: D Council Tax Band: B

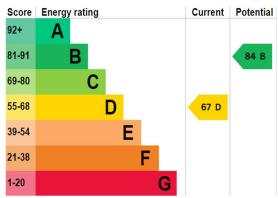
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