



The Limes Stannington

- Two bedroomed bungalow
- Quiet cul-de-sac location
- Double garage and driveway
- Garden to front
- No onward chain

Asking Price: £340,000



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The Limes

Stannington

Located within the ever-desirable location of Stannington and on a plot that offers privacy and beautiful views, this bungalow is perfectly tucked away in a quiet residential cul-de-sac. It benefits from a detached double garage, having an electric door and its own separate door access via the garden and additional private parking to the front.

The property briefly comprises:- Spacious and bright entrance porch with lovely views and an abundance of space, entrance hallway, cloakroom, large lounge/diner with access straight through to the sun room which offers a simply stunning view. The kitchen has been fitted with plentiful units, offering an abundance of wall, floor and drawer units and again boasts good natural light. There is an electric hob with extractor fan and a built in double electric oven with additional space for a fridge/freezer and plumbing for a washing machine and dishwasher.

The property boasts two double bedrooms both with a range of fitted wardrobes and drawers, the master bedroom having the benefit of it's own en-suite. The family bathroom has been finished with a large enclosed shower and vanity unit, airing cupboard, two heated towel rails and is full tiling.

Externally the property benefits from a private driveway which could accommodate up to four cars, plus garage with separate access via a side door from the garden and convenient side access to the property offering you full privacy of the surrounding garden area and access to the front garden, full of shrubbery and perfect views.

With no onward chain, this is a must view!

Entrance Porch	11.11 x 8.04	(3.63m x 2.54m)
Lounge/Dining Room	18.11 x 12.05	(5.77m x 3.78m)
Kitchen	11.01 x 10.8	(3.38m x 3.25m)
Sun Room	12.05 x 4.09	(3.78m x 1.25m)
Bedroom One	17.03 x 9.05	(5.26m x 2.87m)
Bedroom Two	14.8 x 12.05	(4.47m x 3.78m)

TENURE

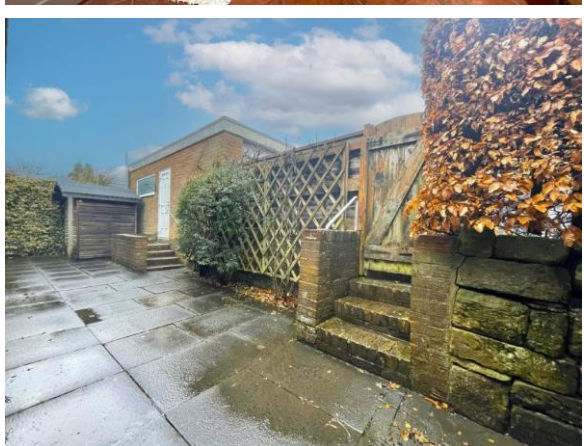
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: D

Council Tax Band: D

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

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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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