HANOVER WALK

WINLATON

livinglocal

welcoming you home



CHAIN FREE Well presented two bedroom semi-detached bungalow which benefits from a lovely spacious garden plot! The property comprises of entrance hallway, lounge, kitchen with integrated appliances, conservatory, two bedrooms and bathroom W/C. The property has been updated to include a new kitchen, new bathroom and redecoration throughout. Externally the property benefits from lovely spacious low maintenance front, side and rear gardens, as well as a garage. Parking available in front of garage and on street. Viewing essential! EPC Rating C.









- ***CHAIN FREE***
- Two Bedrooms
- Viewing Essential!
- Semi-Detached Bungalow
- Refurbished
- EPC Rating C













Lounge
13'5" x 11'5" max

Kitchen
11'0" x 10'6"
Fitted with a modern style range of wall and base units, including an integrated oven, hob, fridge, freezer and dishwasher. Access to the conservatory and rear garden.

Conservatory
10'0" x 7'10"
French doors to rear garden.

Bedroom 1
11'5" x 10'5"

Bedroom 2
11'1" x 8'4" max
Cupboard housing gas fired combi boiler.

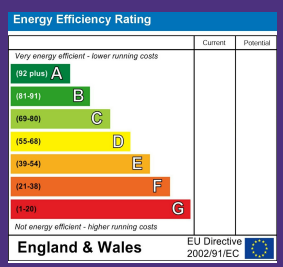
Bathroom
7'9" x 7'3" max
Recently fitted with lovely modern fittings including bath with shower over, wash basin, W/C and towel rail radiator.

Garage
16'10" x 7'8"
Up and over garage door, light and power. Rear door giving access to the rear garden of the property. Plumbing and power for washing machine.

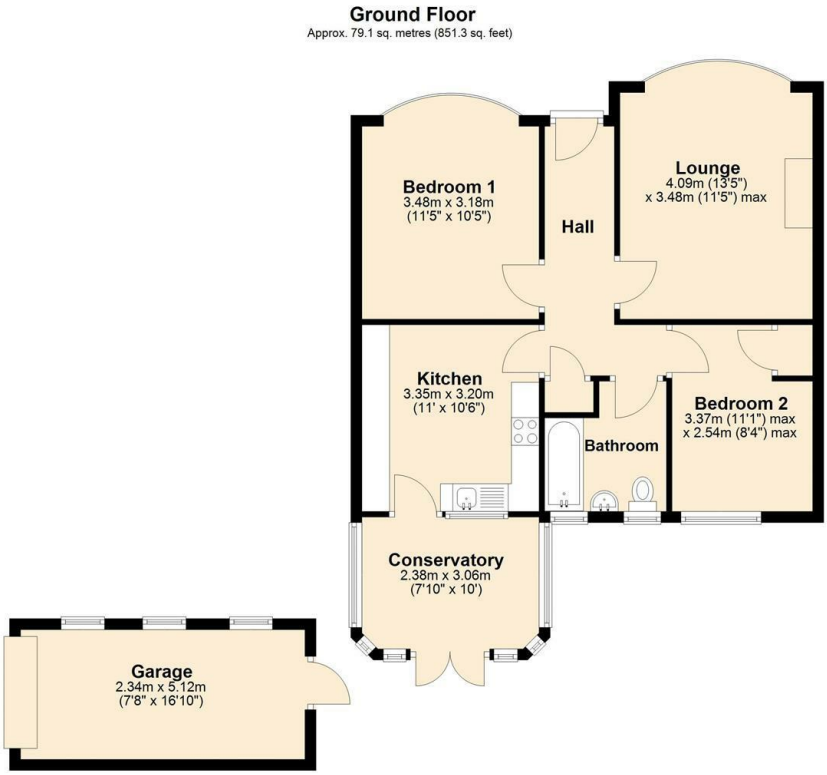
Externally
Low maintenance plot including artificial turf and patternered concrete paths to the front and side. To the rear the garden is paved giving a lovely low maintenance space to sit and relax. Garage to the side with parking available in front and on street.

Additional information
Council tax band: B
We understand this property is freehold.
Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.
We have been advised by the current owner that refurbishment of the property includes a rewire, new kitchen, new bathroom, new front door, new flooring and redecoration throughout.

Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Asking Price £179,950



Total area: approx. 79.1 sq. metres (851.3 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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