



## 10A Wynbury Road, Low Fell, NE9 6TS

Offers Over £239,950

Immaculately presented detached bungalow situated on Wynbury Road within this popular, sought after location. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises: entrance hallway with access into a boarded loft, living room with folding doors opening into the dining room which has open access into the kitchen with integrated appliances, and French doors opening into the conservatory. There are two double bedrooms, one with fitted furniture, and a bathroom with a four piece suite. The front garden is well maintained and there is a gated driveway and single garage providing ample off street parking. The rear garden is low maintenance and there is also a private paved patio area enjoying the South Westerly sunshine. Viewings are highly recommended to appreciate this lovely home.

## Entrance Hallway

14'5" x 6'5" exc recess (4.40m x 1.97m exc recess)

A composite front entrance door provides access into the hallway which has coving to the ceiling, laminate flooring, built in storage cupboard, single radiator and loft access. The loft is fully floored and boarded with power, lighting and a Velux window and is being used as an office by the current owners.

## Master Bedroom

12'2" x 10'11" (3.71m x 3.35m)



Fitted wardrobes to one wall with matching dressing unit and overhead storage, coving to the ceiling, single radiator and a window overlooking the front aspect.

## Bedroom Two

12'3" x 10'10" (3.75m x 3.32m)



Coving to the ceiling, single radiator, window overlooking the rear aspect.

## Bathroom

7'10" x 7'7" (2.41m x 2.33m)



Four piece suite comprising of a claw foot, roll top free standing bath with a central mixer tap, corner shower unit, vanity hand wash basin and w/c, tiling to the walls and floor, integrated spotlights, towel warmer, window overlooking the rear aspect.

## Living Room

14'0" x 12'4" (4.28m x 3.76m)



Coving to the ceiling, dado rail, living flame effect gas fire with marble surround and hearth, double radiator, window overlooking the front aspect and folding doors opening into the dining room.

## Dining Room

9'9" x 9'2" (2.99m x 2.81m)



Coving to the ceiling, dado rail, single radiator, open access into the kitchen and French doors opening into the conservatory.

## Kitchen

11'3" x 7'0" (3.45m x 2.15m)



Base and eye level units with contrasting work surfaces, integrated oven, eye level microwave, low level gas hob and chimney style cooker hood, stainless steel sink, plumbed for integrated dishwasher and washing machine, tiling to the walls, laminate flooring, integrated spotlights, window overlooking the rear aspect.

## Conservatory

9'4" x 9'4" (2.85m x 2.85m)



Laminate flooring, exit door opening onto the private patio garden.

## External



There are low maintenance gardens to the front and the rear of the bungalow, and a private patio garden to the rear which enjoys the South Westerly sunshine. A gated driveway to the front and a single garage provide the home with ample off street parking. The garage has an up and over door, power, lighting and an exit door to the side.

## Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## Tenure

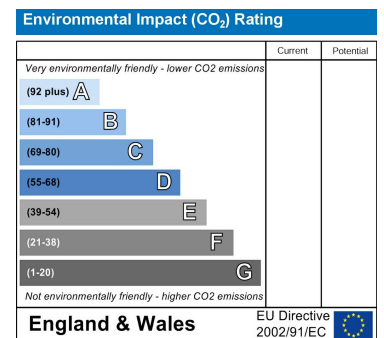
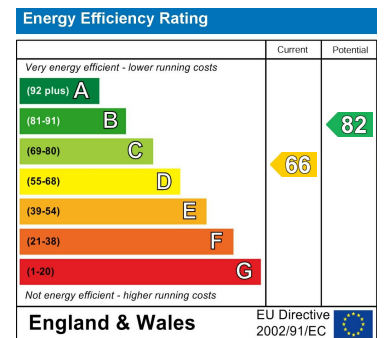
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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