

## 29 Harrison Road, Howdon



### Offers over £149,950

We welcome to the market this double fronted semi-detached bungalow which offers VERSATILE ACCOMMODATION. The property could either be used as two bedrooms and two reception rooms or three bedrooms and one reception room if required.

Offering good sized living accommodation that is IMMACULATEDLY PRESENTED the property boasts ample space for off street parking as well as a DETACHED GARAGE.

Nicely situated in a CUL-DE-SAC the home is within close proximity of LOCAL AMENITIES, there are shops, bus services and a Medical Centre all a short distance from the property.

Briefly the accommodation comprises; hallway, lounge, kitchen, dining room, two bedrooms, shower room and a separate WC. Externally there is decorative paving to the front, space for off street parking, garage and a LOW MAINTENANCE WESTERLY ASPECT GARDEN to the rear. Additionally there is double glazing, air circulation system and electric storage heaters. Council tax band B. FREEHOLD. Energy rating F.

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## The Property Comprises

### Hallway

Double glazed composite entrance door, electric storage heater.

### Lounge

13'0" x 13'0" +bay (3.96 x 3.96 + bay) Double glazed bay window, fireplace with electric fire, coving to ceiling, electric storage heater.



### Kitchen

8'9" x 8'0" (2.66 x 2.43) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, integrated washing machine, fridge and freezer, single drainer sink unit. Double glazed window, tiling to walls, cupboard and Upvc external door.



### Dining Room/ Bedroom

11'0" x 13'11" +bay (3.36 x 4.25 + bay) Double glazed bay window, electric storage heater. Currently used as a dining room but could also be used as a third bedroom.



### Bedroom 1

12'8" x 11'9" to robe (3.87 x 3.58 to robe) Double glazed bay window, built-in wardrobes and drawers, electric storage heater.



### Bedroom 2

9'10" x 7'3" (2.99 x 2.21) Double glazed window, built-in wardrobe, electric storage heater.



### Shower Room

6'9" x 4'8" (2.06 x 1.43) Comprising; shower cubicle, wash hand basin with built-under storage. Double glazed window, panelling and spotlights to ceiling, ladder style electric towel rail, tiling to walls.





**WC**

3'10" x 2'7" (1.18 x 0.80) WC with hidden cistern, tiling to walls, panelling and spotlights to ceiling, double glazed window.

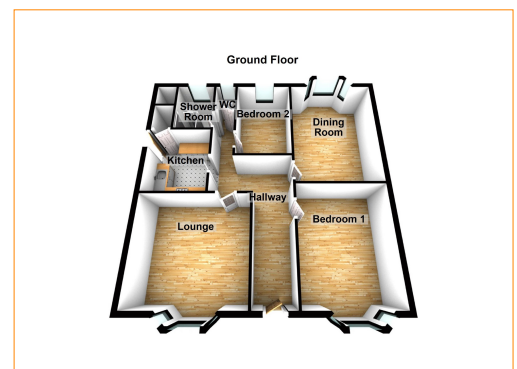


**External**

Externally the front has decorative paving and space for off street parking. There are double gates which lead to the side of the property where there is space for additional parking and access to the garage. The rear garden is designed with low maintenance in mind and has patio areas, planted beds and gravel. The rear garden benefits from a westerly aspect.



**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>60</b>	<b>60</b>
	<b>24</b>		<b>28</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 6pm  
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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