



- 2 Bed Semi Detached Bungalow
- Lovely Open Aspect
- Refurbished Breakfasting Kitchen
- Easy Maintenance Gardens

- Available Unfurnished
- Spacious Lounge
- Shower/WC

- Sought after Village Location
- Conservatory
- Attached Garage

A superbly presented 2 bedroomed semi detached bungalow, in a convenient and sought after village location, with lovely open aspect. Available unfurnished and with gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard and cloaks rail, leads to the spacious Lounge, the focal point of which is an electric stove style fire within a polished wood surround. There are wall lights and patio doors open to the Conservatory, with fabulous open aspect and doors opening to the garden. The Breakfasting Kitchen has been refurbished with a range of wall and base units, sink unit, concealed lighting over the work surfaces, split level oven, 4 ring ceramic hob with extractor over, integral fridge, freezer with matching door and a dishwasher. Bedroom 1 has wall to wall fitted wardrobes and a bow window to the front. Bedroom 2 also has a bow window to the front. The Shower/WC is fitted with a low level wc, pedestal wash basin, shower quadrant with electric shower and fully tiled walls. The Garage is attached with up and over door, with plumbing for a washer and door to the rear.

Externally, the Front Garden is lawned with a driveway to the garage. The South East Rear Garden has a block paved patio, with gravelled garden beyond for easy maintenance, stocked with a collection of shrubs and enjoying a lovely aspect.

Fairney Edge is ideally located for village amenities, including schools, shops, pubs, restaurants, the park and other leisure and sporting facilities. Ideal for commuting into Newcastle, the property is also well placed for access to Newcastle International Airport and surrounding countryside.

Reception Hall

Lounge 17'9 x 11'8 (5.41m x 3.56m)

Conservatory 11'8 x 10' (3.56m x 3.05m)

Breakfasting Kitchen 10'11 x 9'2 (3.33m x 2.79m)

Bedroom 1 12'2 x 11'8 (3.71m x 3.56m)

Bedroom 2 9'2 x 8' (2.79m x 2.44m)

Shower/WC 7'10 x 5'8 (2.39m x 1.73m)

Garage 17'6 x 8'8 (5.33m x 2.64m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.