

24 Henderson Road, High Farm



Guide price £160,000 to £170,000

*** GUIDE PRICE £160,000 TO £170,000 **** This is a SUPERB OPPORTUNITY to purchase a semi detached bungalow which is being sold CHAIN FREE. The property offers DECEPTIVELY SPACIOUS living accommodation which has a VERSATILE LAYOUT and could either be used as three bedrooms and one reception room, or two bedrooms and two reception rooms.

The home benefits from a LOVELY WESTERLY ASPECT REAR GARDEN which has been designed with low maintenance in mind and there is space for OFF STREET PARKING to the front.

Briefly the accommodation comprises; hallway, lounge, kitchen, dining room, two double bedrooms and a shower room. Externally there are gardens to both the front and rear. Council tax band B. FREEHOLD. Energy rating D.

The Property Comprises

Entrance

Double glazed composite entrance door, inner door leading into the hallway.

Hallway

Laminate flooring, radiator.



Lounge

12'8" x 12'4" (3.85 x 3.75) Double glazed bay window, feature fireplace with living flame effect gas fire, laminate flooring, radiator.



Kitchen

11'5" x 9'8" (3.47 x 2.95) Fitted with a range of wall and base units with work surfaces over and single drainer sink unit. Double glazed window, radiator and external door leading to the rear garden.



Dining Room

11'7" x 12'6" (3.54 x 3.80) Double glazed window, wall mounted electric fire, laminate flooring and radiator.



Bedroom 1

12'5" into robe x 10'5" +bay (3.79 into robe x 3.17 + bay) Double glazed bay window, sliding door wardrobe, laminate flooring and radiator.



Bedroom 2

12'4" x 9'5" (3.75 x 2.88) Double glazed window, built-in wardrobe, radiator.



Shower Room

7'10" x 6'4" (2.40 x 1.92) Comprising; shower cubicle, low level WC, wash hand basin with built-in furniture surrounding. Double glazed windows and radiator.

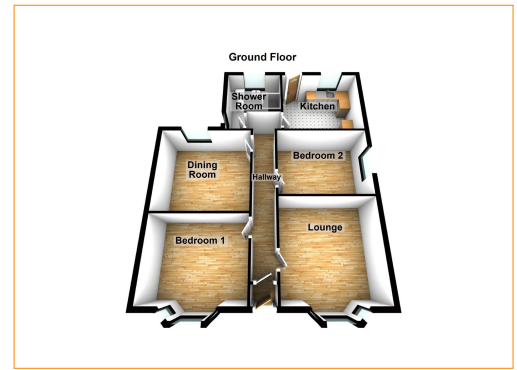


External

Externally there is a low maintenance garden to the front together with space for off street parking. There is a lovely westerly aspect garden to the rear which has been designed with low maintenance in mind, the garden has artificial turf, patio areas and planted beds.

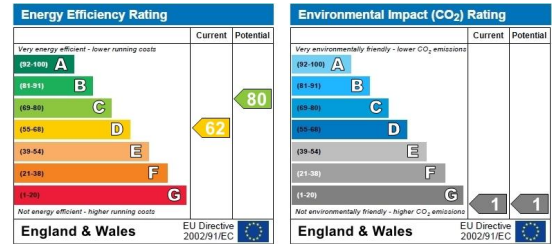


FLOOR PLANS



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



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; 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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