





- Semi Detached Bungalow
- Off Street Parking
- Garden
- Close To Local Amenities
- Affordable Housing Scheme
- Two Bedrooms
- Cul-De-Sac Location
- Ample Storage
- Good Transport Links
- MUST BE VIEWED





** Video Tour on our YouTube Channel |
<https://youtu.be/FaXiexLHPag> **

Jan Forster Estates are pleased to welcome this lovely extended two bedroom semi detached bungalow in the sought after Ministry II Development, offered to the open market under a section 106 agreement. The property is located within a popular residential area, and is close to excellent amenities and transport links.

The property briefly comprises:- entrance hallway with storage, two good sized bedrooms, three piece bathroom with shower over the bath, stylish kitchen/diner with fitted wall and floor units, and open lounge dining room with Velux windows and French doors leading to the rear garden. Further benefits include gas central heating, double glazing, and ample storage.

Externally there are well-kept gardens to the front and rear along with a driveway, providing off-street parking to front and lawned and patio areas to the rear.

We anticipate an extremely high level of viewings on this charming property. This property is for sale to someone satisfying the definitions of local housing need, adjoining parish or borough. For more information, please call our sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*



Lounge Dining Room 20'10" x 11'6" (6.37 x 3.51)

Kitchen 9'1" x 13'4" (2.77 x 4.07)

Bedroom One 14'1" x 11'5" (4.31 x 3.50)

Bedroom Two 8'2" x 9'0" (2.50 x 2.76)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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