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# Pennine Way, Duston, NN5 6AT

£199,995 Bungalow

2 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are pleased to welcome to the market this two bedroom dormer bungalow in this popular area of Duston.

## Features & Utilities

- ✓ No Chain
- ✓ Garage & Parking
- ✓ Gas Radiator Heating
- ✓ In Need Of Full Modernisation
- ✓ Two Bedroom Semi Detached Bungalow
- ✓ Downstairs Bathroom

# Property Overview

Jackson Grundy are pleased to welcome to the market this two bedroom dormer bungalow in this popular area of Duston. Requiring full modernisation the accommodation comprises entrance hall, double bedroom, lounge, kitchen and extended dining room. Upstairs there is a further double bedroom and eaves storage. Further benefits include garage, parking and gas central heating. EPC Rating: TBC. Council Tax Band: C

## PORCH

Double entrance doors. Door to:

## HALLWAY

Radiator. Staircase rising to first floor. Doors to:

## BEDROOM ONE 3.76m x 2.95m (12'4 x 9'8)

Single glazed window to front elevation. Radiator. Built in wardrobe.

## LOUNGE 4.34m x 3.05m (14'3 x 10'0)

Single glazed window to front elevation. Radiator. Feature tiled fireplace.

## BATHROOM 1.80m x 1.70m (5'11 x 5'7)

Single glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas.

## KITCHEN 3.56m Max x 1.73m Min (11'8 Max x 5'8 Min)

Single glazed windows to side and rear elevations. Base units. Stainless steel sink. Tiling to splash back areas. Original cupboard storage. Lino flooring.

## DINING ROOM 5.38m x 2.26m (17'8 x 7'5)

Double glazed side door and single glazed window to rear elevation. Radiator. Understairs cupboard.

## FIRST FLOOR LANDING

Doors to bedroom and eaves storage.

## **BEDROOM TWO 3.35m x 3.61m (11'0 x 11'10)**

Window to side elevation. Radiator. Eaves storage.

## **OUTSIDE**

### **FRONT GARDEN**

Low level brick wall. Bushes to front. Off road parking.

### **REAR GARDEN**

Enclosed by panelled fencing. Patio. Hedging and bushes. Garage.

## **GARAGE**

Up an over door. Window to side elevation. Single door to front.

## **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

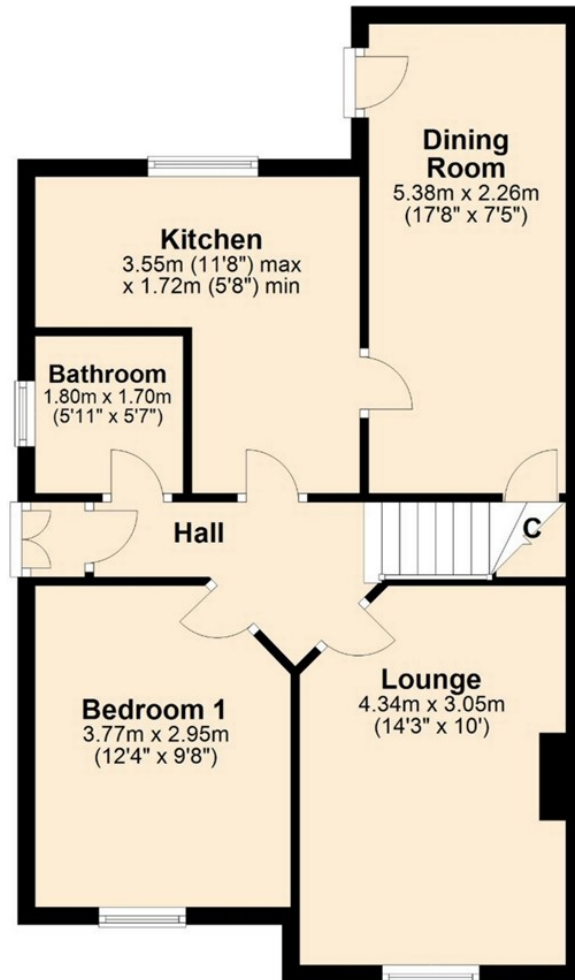
Agents Notes i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

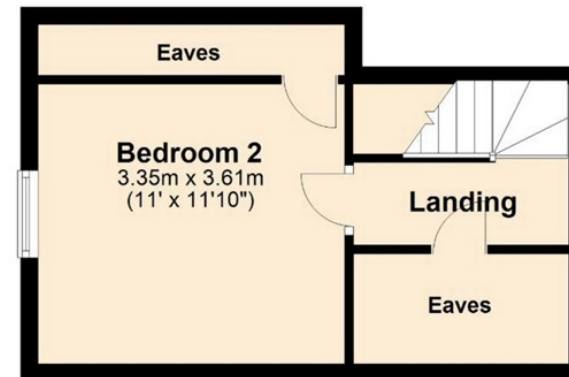
## Ground Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



## First Floor

Approx. 22.7 sq. metres (244.5 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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