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**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**Sandown Drive, Woodham, DL5 4TA**  
**Offers in the region of £165,000**

Offered for sale with NO ONWARD CHAIN this DETACHED BUNGALOW enjoys a lovely location and features a 2-3 CAR DRIVEWAY leading to a DETACHED SINGLE GARAGE. The property is in need of some modernisation throughout although is equipped with gas central heating to radiators and uPVC double glazing throughout. An internal viewing will reveal an "L" shaped lounge/dining room, built-in wardrobes to both bedrooms and a shower room/WC.





## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Solar panels

Council Tax:- Band C

Local Authority:- Durham County Council

The property is offered for sale with NO ONWARD CHAIN

## Entrance Hallway

Composite front door

Telephone point

Central heating thermostat

Cupboard housing hot water tank

Loft hatch

## Lounge/Dining Room

16'1" max x 13'9" (4.91m max x 4.20m)

"L" shaped

Focal point fire surround with marble inset and hearth

Windows to the front and side

Telephone point

## Kitchen

10'9" x 9'2" (3.29m x 2.81m)

Space for gas cooker

Plumbing and space for an automatic washing machine

Space for a fridge/freezer

Wall mounted boiler

Space for a table and chairs

Window to the front

## Bedroom One

13'10" inc robes x 10'7" (4.24m inc robes x 3.25m )

5-door wardrobes

Window to the rear

## Bedroom Two

11'3" ex robes x 8'7" (3.44m ex robes x 2.63m)

2-door wardrobes

Sliding patio door opening to rear garden

## Shower Room/WC

9'4" x 5'8" max (2.86m x 1.73m max)

Corner shower cubicle

Pedestal wash hand basin

Low-level WC

Half tiled walls

Window to the side

## Externally

Driveway extending to the side of the property

Enclosed rear garden

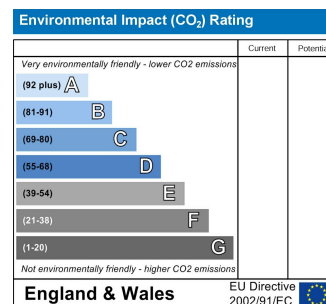
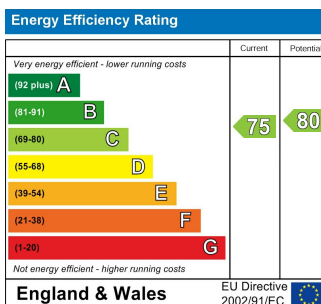
## Detached Garage

17'1" x 8'8" (5.23m x 2.65m)

Electric up and over door

Power

Side pedestrian door



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