



5 Northcote Avenue, Aberdeen AB15 7TD  
£225,000 offers over

## Property summary

We are delighted to offer for sale this deceptively spacious **two bedroom semi-detached bungalow** tucked away in a small cul-de-sac in the popular Mannofield area of the City. The property is in good decorative order, fully double glazed with gas fired central heating.

The accommodation comprises Entrance Vestibule, Hallway, well proportioned Lounge with front facing window, Dining Kitchen fitted with a range of quality fittings and appliances, 2 good sized Double Bedrooms with rear facing windows and central Shower Room. All room sizes are generous. The property boasts good storage accommodation with built-in wardrobes in both Double Bedrooms. There is also an extensive loft accessed from the Hallway.

Outside, there are well maintained gardens to the front and rear, a tarred driveway which provides off-street parking for several cars and a Single Garage.

**Location** Northcote Avenue is a quiet tree lined street located just off Craigton Road near its junction with Springfield Road in a well-established residential area in the west end of Aberdeen. The area is well served by primary and secondary schools, excellent shopping facilities at both Seafeld and Mannofield and by public transport facilities. Hazlehead Park with its many sporting and recreational facilities is located nearby. The location allows easy access to all parts of the city by car or by public transport.

### (Other Information)

All fitted floor coverings, blinds and some kitchen appliances (where listed) are included in the sale.

From the west end of Union Street turn right into Holburn Street. Take the first turning on your right into Union Grove and follow the road onto Cromwell Road. At the Anderson Drive roundabout travel straight ahead onto Seafeld Road and at the traffic lights turn left onto Springfield Road. Take the second road on the right (at the traffic lights) into Craigton Road. Take the second left into Northcote Avenue and the property is situated in the second cul-de-sac on the right hand side of the road.

## Full details

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**Type:** Semi Detached Bungalow

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Off Road Parking, Single Garage

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**Outside Space:** Front Garden, South Facing Garden

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**Council Tax Band:** E

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**Entrance Vestibule:** Wood effect UPVC front door. Fitted carpet with matwell. Ceiling light. Meter cupboard. Glazed door to Hallway.

**Hallway:** A welcoming Hall providing access to all rooms. Built-in storage cupboard. Loft access (with ramsay ladder). Fitted carpet. Ceiling light. Double power point. Radiator.

**Lounge:** 4.87m x 3.65m (16'0" x 12'0") approx. A large, well proportioned "livingroom" with front facing window. Vertical blinds. Fitted carpet. Living Flame electric fire set in contemporary fireplace. Ceiling light. Ample power points. Radiator. TV aerial point. Wired for satellite TV.

**Dining Kitchen:** 3.50m x 2.89m (11'6" x 9'6") approx. A bright and spacious kitchen fitted with a range of quality base and wall mounted storage units with Beech effect cabinets, contrasting dark granite effect work-surfaces and ceramic wall tiles. Stainless steel 1 ½ bowl sink and drainer with mixer tap. Samsung induction hob with extractor hood and Bosch double oven below. Samsung upright fridge/freezer. Integrated Lamona dishwasher. Integrated Hoover washing machine. Vinyl floor covering. Radiator. Ample power points. Ceiling spotlight cluster with 3 lights. Complimentary unit lighting. Space for small table and chairs.

**Shower Room:** Large corner-set shower cubicle with mains operated shower. White WC and wash-hand basin. Wash-hand basin recessed in to a range of white gloss vanity units. Full ceramic wall and floor tiling. Large vanity wall mirror. Ceiling downlighters. Chrome ladder style heated towel rail.

**Double Bedroom 1:** 3.83m x 3.65m (12'7" x 12'0") approx. The principal Bedroom with window overlooking the Rear Garden. Vertical blinds. Fitted carpet. Twin built-in wardrobes providing considerable hanging and storage space. Ceiling light. Radiator. Ample power points.

**Double Bedroom 2:** 3.04m x 2.59m (10'0" x 8'6") approx. A good sized Double Bedroom with window overlooking the Rear Garden. Vertical blinds. Built-in wardrobe. Further built-in storage cupboard. Radiator. Ceiling light. Ample power points.

**Loft:** Extensive, part floored loft accessed via a pull-down ladder. The loft is thought suitable for extending the accommodation to an Upper Floor provided the necessary consents are obtained.

#### **(Outside)**

**Front:** The front garden features a lawn with ornamental side borders stocked with mature shrubs. A long tarred driveway leads up to the side of the house and garage and provides off-street parking for several cars. Outside light. Outside lip.

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**Rear:** The rear garden is south-facing, fully enclosed and laid to lawn with established shrub borders and a paved patio.

**Garage:** Up-and-over front door. Concrete floor. Power and light.

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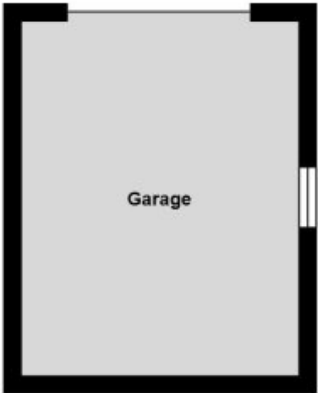








5 Northcote Avenue



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