



Blue Bell Cottage

47 Swan Street, Evenwood

A very comfortable and well appointed two bedroom stone built detached bungalow with double garage and surrounding grounds, together with a large general storage building and yard. The principle building and yard extend to approximately 0.45 acres, in addition to the bungalow and garage.

THE BUNGALOW

Entrance Hall

Multi paned glazed front door with side light. Radiator and doors leading to the accommodation and inner hallway.

Sitting Room

Twin aspect windows which include a raised bay window, two radiators and wall lights. Feature stone fireplace with inset real flame effect gas fire, stone tv shelf and display shelf to alcoves.

Dining Kitchen

Fitted with a range of modern wall and floor units with contrasting worktops incorporating sink unit with drainer and tiled splashbacks. Dual aspect windows including a raised bay window, radiator, door leading through to the utility room and side entrance door. Within the kitchen there is space for a family sized dining table and chairs.

Utility Room

Fitted units with worktops incorporating sink unit with drainer, plumbing for washing machine, tiled flooring, radiator and wall mounted central heating boiler.

Inner Hallway provides access to:-

Bedroom One

Double bedroom with fitted wardrobes and coordinating bedroom furniture, radiator and window enjoying viewing over the rear garden.

Bedroom Two

Double bedroom with fitted wardrobes including central dressing table and radiator.

Wet Room

Fully tiled with non-slip flooring, shower, low level wc, pedestal hand wash basin and obscured glazed window

EXTERNALLY

To the front of the bungalow there is a lawned forecourt garden, rear part lawned part patio garden with side access private and separate to the principal access to the warehousing and general yard areas providing access to a tarmac parking area surrounded by raised borders giving access in turn to a double garage with twin access door and a separate pedestrian access door. Internally 5.57m x 5.51m having light and power installed together with cold water tap. A useful sized garage complete with storage shelves.

The yard area extends to the drive with separate secure gate access to a tarmac and hardcored area of yard more particularly shown upon the attached plan together with a substantial warehouse building with twin access doors for wagons and plant machinery. With separate pedestrian access securely locked. The internal structure provides an available space for storage and general use extending to 24.19m x 15.05m plus extension 8.94m x 24.19m, the height of the building being 5.62m to eaves.

The yard to the immediate north provides good main access to Swan Street, and has a good hard

standing for general storage, parking and manoeuvring.

COUNCIL TAX

Band D

BUSINESS RATES

The premises has a rateable value of £8,500 and is describe as a Warehouse and premises

TENURE

Freehold

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

BROCHURE

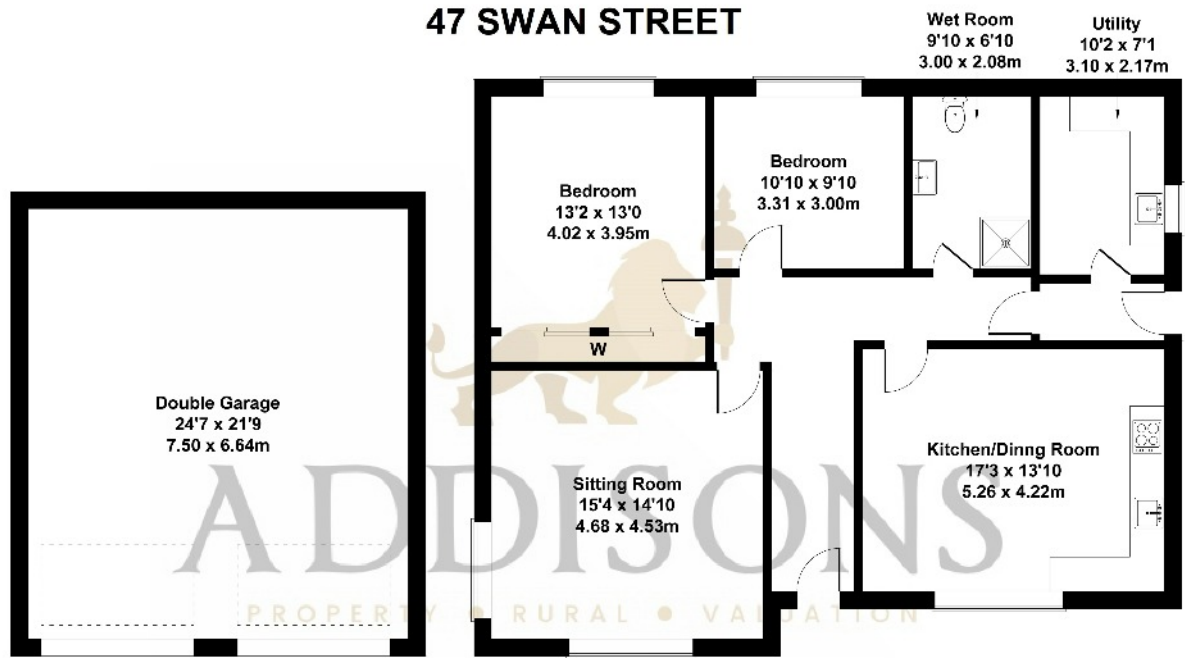
Photographs taken May 2024.
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47 SWAN STREET

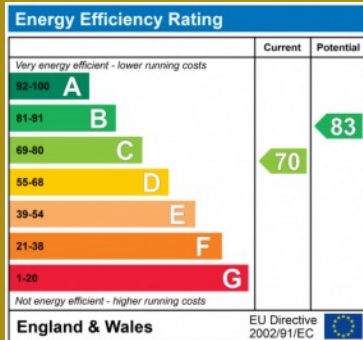


GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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