



6 St. Georges Court, Heworth, Gateshead, Tyne & Wear, NE10 8ED

Asking Price £179,950



## Key features

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- FITTED KITCHEN
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- EASY ACCESS TO MOTORWAYS
- GREAT TRANSPORT LINKS



## Description

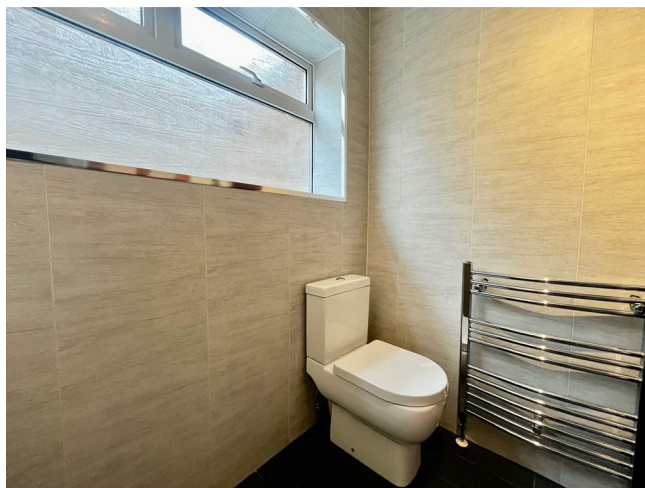
Nestled in the desirable St. Georges Court area of Heworth, Gateshead, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking to downsize.

The bungalow boasts a welcoming reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking, providing a secure and hassle-free solution for your vehicle. Additionally, the easy access to the motorway makes commuting a breeze, connecting you effortlessly to surrounding areas and beyond.

Situated in a sought-after location, this bungalow offers a peaceful retreat while still being close to local amenities and services. The absence of an onward chain means that you can move in without delay, making this an attractive proposition for prospective buyers.

This delightful detached bungalow in Heworth is a rare find, combining comfort, convenience, and a prime location. Whether you are looking to make it your forever home or a smart investment, this property is sure to impress. Do not miss the chance to view this lovely home.



ENTRANCE HALLWAY

11'5 x 8'4

LOUNGE

17'10 x 11'2

KITCHEN

13'10 x 10'3

BEDROOM ONE

11'9 x 11'2

BEDROOM TWO

10'11 x 8'5

SHOWER ROOM

6'5 x 5'11

EXTERNAL

DISCLAIMER SALES







The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            | 88                                                                                  |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   | 71                         |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                    | Potential                                                                             |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                       |
| (92 plus) A                                         |                            |                                                                                       |
| (81-91) B                                           |                            |                                                                                       |
| (69-80) C                                           |                            |                                                                                       |
| (55-68) D                                           |                            |                                                                                       |
| (39-54) E                                           |                            |                                                                                       |
| (21-38) F                                           |                            |                                                                                       |
| (1-20) G                                            |                            |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                       |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |

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