



FOLLOW  **LLS**

112 Northwood Lane, Newcastle - ST5 4BN

Guide Price £300,000

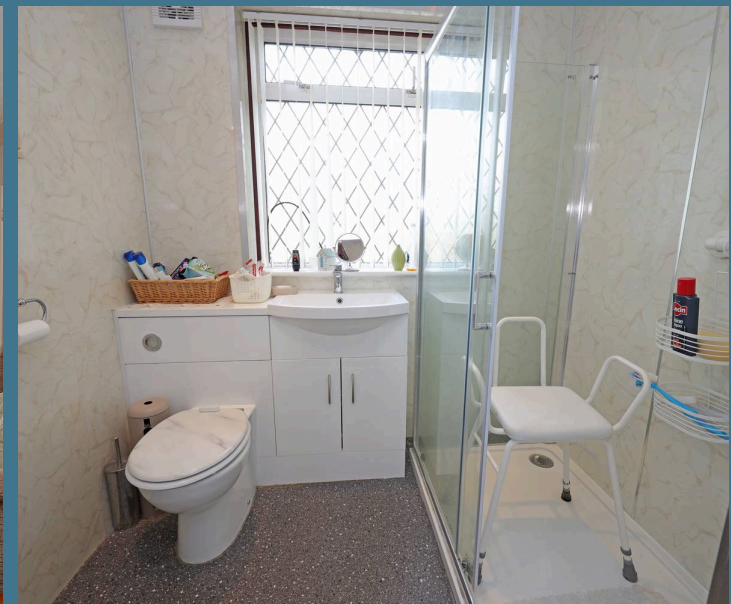
- Traditional Two Bedroom Detached Bungalow
- In Need Of Refurbishment
- Rear Extension
- Extensive Garden Plot
- Dual Driveways And Garage
- Substantial Purpose-Built Workshop To Rear
- No Upward Sales Chain

A traditional two bedroom detached bungalow situated within a much sought after road location, providing convenient access for town and main road networks including Junction 15 M6. The bungalow is centrally positioned on an extensive garden plot with a road frontage in excess of 50 ft (15m) and total depth of approximately 150 ft (45m) with two separate driveways and a drive through garage to the side. This leads to a substantial purpose built brick and block detached workshop (42'2" x 20'10" internal) within the rear garden and with double garage door entrance. A most enviable outbuilding for any car enthusiast or mechanic! also offering possible alternative change of use as an office, gym or garden entertaining etc, including the possibility of annexe conversion? (subject to building regulation requirements).

The bungalow itself is in need of general refurbishment in itself offering huge potential and already benefits from a rear extension to create a larger living room with additional conservatory.

Accommodation details: –

Access to the bungalow is from a side entrance porch leading directly into a fitted kitchen with pantry and central heating boiler. From the kitchen there is a long corridor hallway giving access to all remaining rooms including a rear porch.





There are two double bedrooms having front or rear outlook and are both fitted with wardrobe and other furnishings. Loft access is obtained from the front bedroom with ladder leading to a good size floor boarded loft. A shower room has been re-fitted with a walk in cubicle and combined WC/wash basin. To the rear of the bungalow is a generous extended living room with gas fire having marble surround and sliding patio doors opening to a lean to UPVC sun lounge/conservatory which overlooks the rear garden. The conservatory can also be directly accessed from the rear porch.

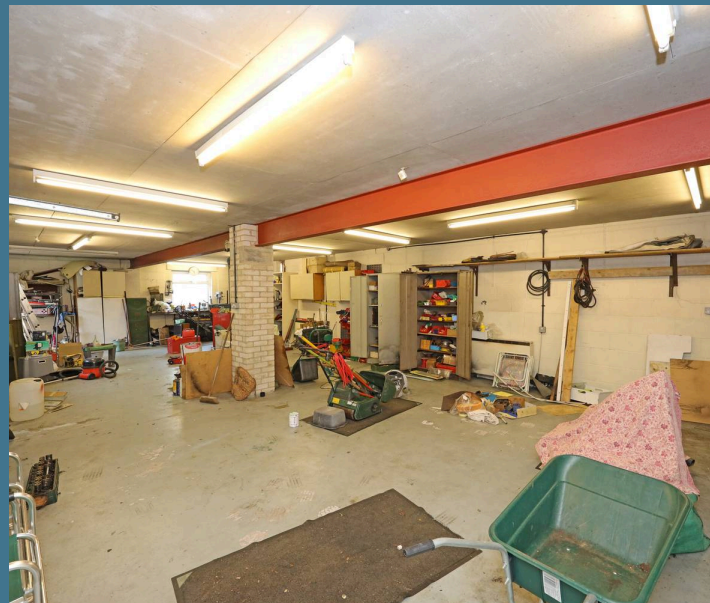
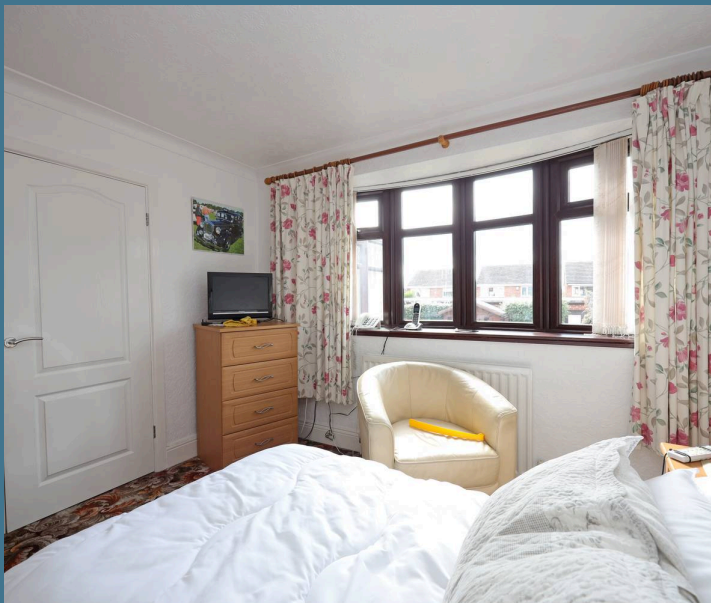
There are two separate driveways providing parking for several vehicles with the right hand driveway continuing to an attached garage having dual access front and rear up and over doors with drive-through driveway continuing through to the rear garden and leading to the substantial detached workshop internally measuring (42ft 2" x 20'10") This has double up and over door, numerous power point connection, separate personal door access and window.

There are good depth garden areas to both front and rear with lawns, borders and various pathways. Boundary wall to front and fence enclosures with access for to either side of the bungalow. The property is vacant with no further sales chain.

Council Tax band: C

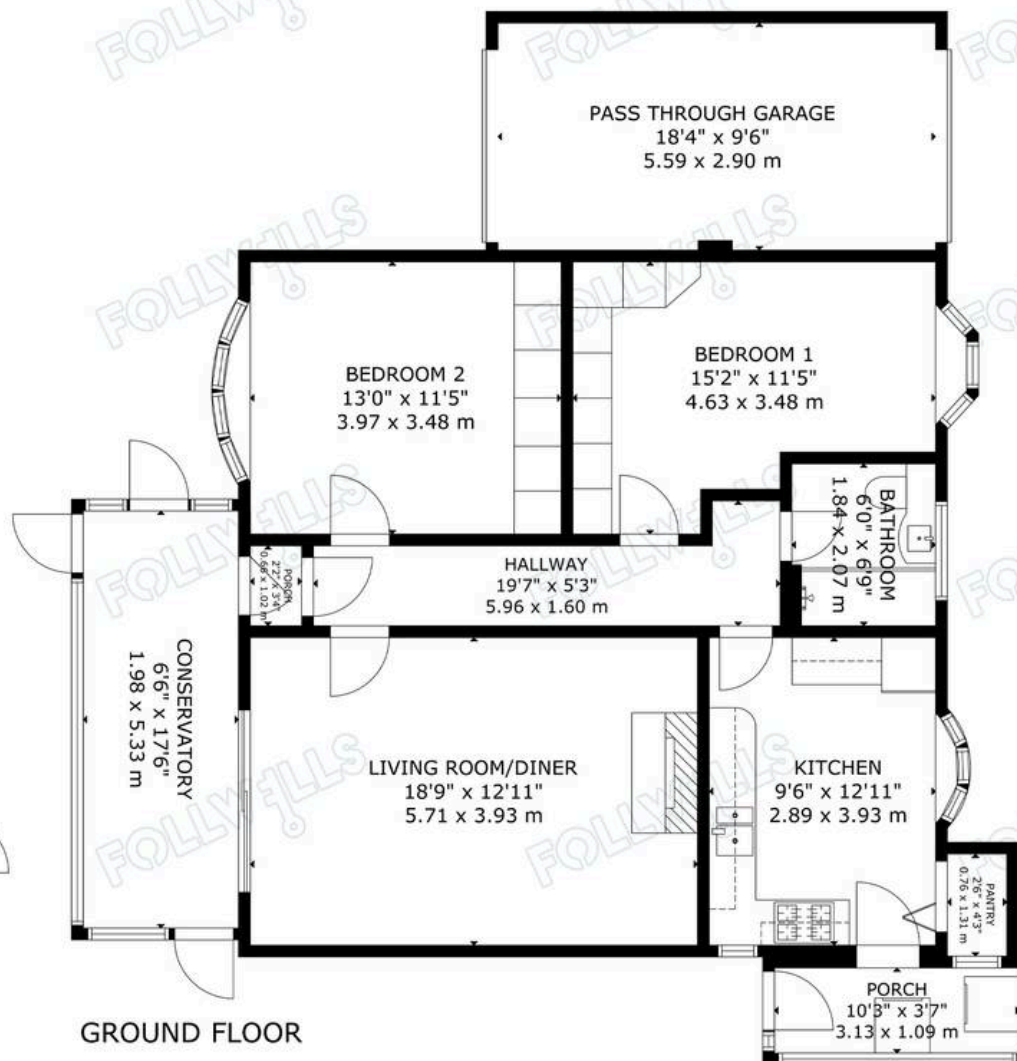
Tenure: Freehold

EPC Energy Efficiency Rating: D





WORKSHOP/GARAGE



GROUND FLOOR

FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 95 m²/1,018 sq ft
GROUND FLOOR: 95 m²/1,018 sq ft
EXCLUDED AREAS: GARAGE: 16 m²/174 sq ft, WORKSHOP/GARAGE: 81 m²/877 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
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