



Peartree Bungalows, Blackhall Mill, Tyne And Wear, NE17 7TW

*****CHAIN FREE***** This simply lovely one bedroom bungalow lies a stone's throw away from the popular Riverview Bakery cafe, with riverside and woodland walks beyond! The property has been significantly upgraded by the current owner and comprises of entrance hallway, lounge, kitchen/dining room, one double bedroom and bathroom W/C. There is loft access via a pulldown ladder which has been boarded into two rooms for great storage, providing the opportunity to add a loft conversion if desired. Externally the property benefits from a low maintenance garden and rear yard. Parking available on street. Close to bus stop for easy access to public transport. Viewing essential! EPC rating D.



*****CHAIN FREE*****

Beautifully Presented

One Bedroom Bungalow

Viewing Essential!

Popular Village Location

EPC Rating D

Offers Over £99,950

Lounge 16' 8" x 12' 9" (5.09m x 3.88m) max

Kitchen/Diner 15' 1" x 9' 7" (4.60m x 2.91m)

Fitted with a range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

Bedroom 13' 1" x 11' 11" (4.00m x 3.64m)

Bathroom 8' 7" x 6' 4" (2.62m x 1.92m)

Bath with shower over, wash basin, W/C. Built in cupboard for additional storage.

Loft Room 1 17' 2" x 8' 2" (5.24m x 2.50m)

Light and boards for storage.

Loft Room 2 17' 2" x 6' 10" (5.24m x 2.08m)

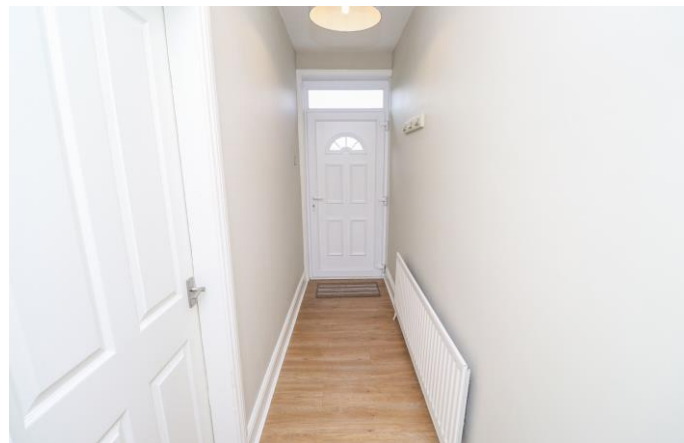
Light and boards for storage.

Additional information

Council tax band: A We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. This property has valid gas safety (CP12) and electrical safety (EICR) certificates available, meaning an investor would be able to let this property out immediately with relevant legal compliance in place.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

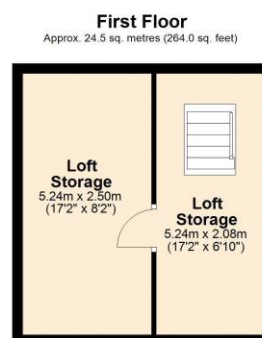




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan



Total area: approx. 85.2 sq. metres (916.7 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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