



- 2 Bed Semi Detached Bungalow
- 19' Lounge with Fireplace
- Detached Garage
- Starting Bid with Reserve. Buyer Pays Fees

- Pleasant Head of Cul-de-Sac Location
- Sought After Location
- Parking for a Number of Vehicles

- Scope for Some Cosmetic Updating
- West Facing Rear Garden
- For Sale by Modern Auction - T & C's Apply

*** FOR SALE BY MODERN AUCTION *** This 2 bedroomed semi detached bungalow is pleasantly situated at the head of a cul-de-sac, within this sought after residential development. With gas fired central heating and sealed unit double glazing, there is great scope for the successful buyer to carry out some cosmetic updating and create a superb home to their own taste and requirements. The Entrance Hall leads to the 19' Lounge, with bay and Delft rack and the focal point of which is a coal effect real flame gas fire within a polished wood surround. The Kitchen has been refitted with a range of wall and base units, sink unit, split level oven with 4 ring ceramic hob, plumbing for a washer, central heating boiler and door to the side. There is an Inner Hall with airing cupboard housing the insulated hot water cylinder. Bedrooms 1 and 2 are both to the rear. The Shower/WC has a low level wc, pedestal wash basin and shower cubicle with mains shower.

Externally there is a driveway with parking for 2 to 3 cars leading to a single garage and a low maintenance themed enclosed garden to the rear which is mostly paved.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.

Entrance Hall 8'0 x 3'2 (2.44m x 0.97m)

Lounge 9'8 x 19'5 (into bay) (2.95m x 5.92m (into bay))

Kitchen 9'0 x 8'0 (2.74m x 2.44m)

Inner Hall 5'8 x 2'9 (1.73m x 0.84m)

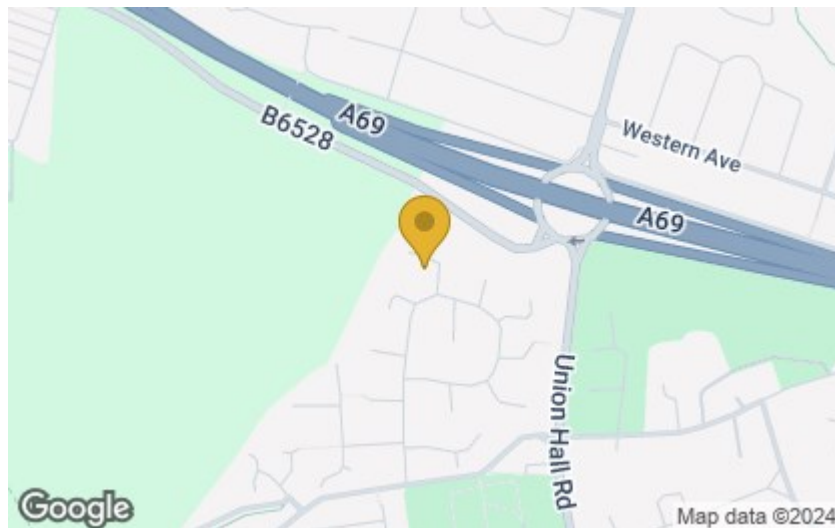
Bedroom 1 12'0 x 9'10 (3.66m x 3.00m)

Bedroom 2 9'0 x 8'2 (2.74m x 2.49m)

Shower/WC 8'0 c 5'0 (2.44m c 1.52m)

Detached Garage 17'2 x 8'3 (5.23m x 2.51m)

Auctioneers Comments



Energy Performance: TBC
 Council Tax Band: B
 Distance from St John Vianney Catholic Primary School: 0.4 miles
 Distance from West Denton Primary School: 0.4 miles
 Superfast Broadband

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.