



- 2 Bed, 2 Reception, Semi Detached Bungalow
- Lounge with Fireplace and Bay
- Shower/WC
- Starting Bid / Reserve / Buyer Pays Fees

- In Need of Refurbishment / Fabulous Opportunity
- Separate Sitting Room
- Attached Garage, Gardens with Summer house

- 3/4 Panelled Hall
- Kitchen
- For Sale by Modern Auction. T & C's Apply

****FOR SALE BY MODERN AUCTION**** A 2 bedroomed semi detached bungalow, with 2 reception rooms, in need of refurbishment. Pleasantly situated within the sought after North Heaton area, this is a fabulous opportunity to create a lovely home to the successful purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the 3/4 panelled Reception Hall and on to the Lounge, with coal effect electric fire within a feature stone wall to wall fireplace with polished wood tv and display plinths, picture rail and bay to the front. The Sitting Room has a picture rail and leads to the Kitchen, fitted with wall and base units, sink unit, split level oven with 4 ring gas hob, extractor over and plumbing for a washer. The Rear Hall leads to the rear garden. Bedroom 1 has fitted double wardrobes and is to the rear. Bedroom 2 is to the front. The Shower/WC has a low level wc, wall mounted wash basin with mirror fronted cabinet over, open shower with electric shower unit, tiled surrounds and cupboard housing the hot water cylinder. The Garage is attached with a roller shutter door.

Externally, the Front Garden is paved with wrought iron gates to the path to the front door and driveway to the garage. The Rear Garden is paved and gravelled with raised and other beds and borders with a range of shrubs, There is also a Summer House.

North Heaton is conveniently situated for access to Chillingham Road shops, pubs, restaurants and cafes, as well as parks and schools. There are good road and public transport links including the A1058 Coast Road for easy commuting into the city or to the coast.

Entrance Hall 5'2 x 3'10 (1.57m x 1.17m)

Reception Hall 14'10 x 7'10 (4.52m x 2.39m)

Lounge 11'0 x 15'4 (into bay) (3.35m x 4.67m (into bay))

Sitting Room 14'8 x 12'8 (max into recess) (4.47m x 3.86m (max into recess))

Kitchen 8'8 x 7'0 (2.64m x 2.13m)

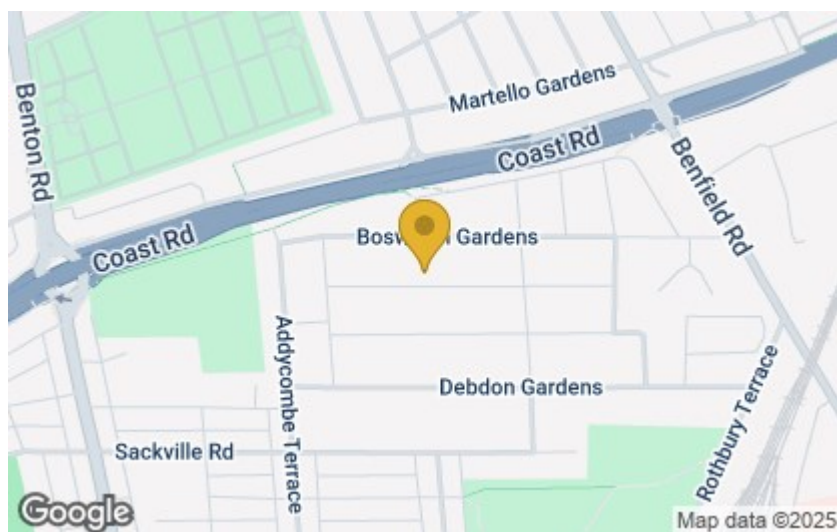
Bedroom 1 12'4 x 10'6 (max) (3.76m x 3.20m (max))

Bedroom 2 10'0 x 9'6 (3.05m x 2.90m)

Shower/WC 7'7 x 7'5 (2.31m x 2.26m)

Garage 13'3 x 6'8 (4.04m x 2.03m)

Auctioneers Comments



North Tyneside Council: 0345 2000101

EPC: TBC

Council Tax Band: A

Wallsend Church of England Primary: 0.9m by road

Hadrian Road Metro Station: 0.4m

Newcastle Central Railway Station: 5.3m

Newcastle International Airport: 11.1m

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.