



Swinhoe Gardens | Wideopen | NE13 6AF

£220,000

A well appointed traditional semi detached bungalow located within this popular residential area well positioned for access to local shops, amenities and transport links. The property benefits from a lovely southerly facing garden to the rear together with garage conversion ideally suited for a home office or studio. Additional features include 2 double bedrooms, modern UPVC double glazing, gas fired central heating via combination boiler and ample off street parking.

ROOK
MATTHEWS
SAYER



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Semi detached bungalow

2 double bedrooms

Southerly facing garden

Modern UPVC double glazing

Ample off street parking

**Access to local shops,
amenities and transport links**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, Amtico style flooring, radiator, access to boarded loft space.

SITTING ROOM 14'11 x 11'11 (4.55 x 3.63m)

Stripped and polished floor, feature fireplace, double glazed patio door to rear garden.

KITCHEN 9'3 x 8'3 (2.82 x 2.51m)

Fitted with a range of wall and base units, Amtico style flooring, built in electric oven, built in gas hob, double window to rear.

BEDROOM ONE 13'1 x 11'11 (3.99 x 3.63m)

Double glazed window to front, radiator.

BEDROOM TWO 11'7 x 9'3 (3.53 x 2.82m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, Amtico style flooring, tiled walls, heated towel rail, double glazed frosted window.

FRONT GARDEN

Private lawned garden with hedged boundaries, block paved driveway.

REAR GARDEN

Laid mainly to lawn, southerly facing, flower, tree and shrub borders, decked patio area.

CONVERTED GARAGE

Double glazed entrance door, double glazed windows to front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. 999 years from 1954 (928 years remaining)
Ground Rent: £4.50 per 6 months - Review Period: TBC - Increase Amount: TBC
Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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