

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.





Semi detached bungalow

Southerly facing garden

Ample off street parking

2 double bedrooms

Modern UPVC double glazing

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.

















## **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

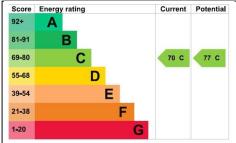
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