



Nile Close, Lemington Rise

- Semi detached bungalow
- Two bedrooms
- No onward chain
- Modern fitted kitchen
- Shower room/W.C
- Detached garage

£160,000



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Nile Close,

Lemington Rise, NE15 8TJ

This bungalow requires some modernisation, making it a perfect investment for those looking to put their own stamp on their new home. Despite this, the property holds a great deal of potential and charm.

The living space is made up of two bedrooms, a shower room/W.C, a kitchen, and a reception room. One of the unique features of this property is the single detached garage. It provides off-street parking or additional storage space, adding to the practicality of this home.

This property is listed for sale and is a promising prospect for first-time buyers or those seeking a rewarding renovation project. Offering a unique blend of potential and location, this might just be the opportunity you've been waiting for.

Entrance Hall
Central heating radiator.

Lounge 17' 5" Plus bay x 9' 8" Max (5.30m x 2.94m)
Double glazed bay window to the front, central heating radiator and feature fireplace with inset, hearth, and surround.

Kitchen 8' 9" x 8' 0" Plus doors recess (2.66m x 2.44m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating boiler, central heating radiator, double glazed window and door to the rear.

Inner Hall
Central heating radiator, storage cupboard and loft access.

Bedroom One 11' 10" x 9' 9" (3.60m x 2.97m)
Double glazed window to the rear and a central heating radiator.

Bedroom Two 8' 11" x 8' 0" (2.72m x 2.44m)
Double glazed window to the rear and a central heating radiator.

Shower room/W.C
Fitted with a low level W.C, pedestal wash hand basin, walk in shower, tiled walls and a double glazed window.

Externally

Front Garden
Block paved drive providing parking for multiple vehicles and gates leading to the detached garage and rear garden.

Rear Garden
Enclosed paved garden with gravel boarders.

Garage 16' 10" Max x 8' 1" Max (5.13m x 2.46m)
7' 2" Door width
Up and over door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC RATING: D
COUNCIL TAX BAND: B

WD8116/BW/EM/03.02.2025/V.1



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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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