Laurel Avenue | Fawdon | NE3 2RP

Offers Over £175,000

2 2 1

Traditional double-fronted bungalow

Pleasant cul-de-sac position

Two bedrooms

Two reception rooms

Private westerly-facing garden

Easy walking distance of local shops & amenities

RMS | Rook Matthews Sayer

A traditional double-fronted bungalow occupying a pleasant cul-de-sac position within this popular residential area. The property offers generous and flexible accommodation and benefits from a private westerly-facing garden and driveway. It is conveniently positioned within walking distance of local shops, amenities, and excellent bus and Metro links.

The accommodation briefly comprises an entrance porch leading to the inner hallway. To the front of the property is a spacious sitting room and the principal bedroom, both featuring attractive bay windows. To the rear is a dining room with a feature fireplace, a second bedroom, a family bathroom with shower, and a fitted kitchen.

Externally, there is a private westerly-facing rear garden with a patio and paved seating area, while a driveway to the front provides off-street parking. The property further benefits from double glazing and gas-fired central heating throughout.

ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH
Double glazed entrance door.

ENTRANCE HALL
Double glazed entrance door, access to roof space, double radiator.

SITTING ROOM 12'1 (into bay) x 13'9 (into alcove) (3.68 x 4.19m)
Double glazed bay window to front, fireplace, marble inset and hearth, picture rail, coving to ceiling, radiator.

DINING ROOM 13'10 (into alcove) x 12'2 (4.22 x 3.71m)
Double glazed window to rear, fireplace, marble inset and hearth, picture rail, coving to ceiling, ceiling rose, radiator.

KITCHEN 12'1 x 8'10 (3.68 x 2.69m)
Fitted with a range of wall and base unit, single drainer, built in double oven, built in electric hob, space for washing machine, tiled floor, tiled splash back, double glazed window, double glazed door.

BEDROOM ONE 12'4 (max into bay) x 11'7 (to wardrobes) (3.76 x 3.53m)
Double glazed bay window to front, cupboards over, fitted Cavendish wardrobes

BEDROOM TWO 12'1 x 9'9 (3.68 x 2.97m)
Double glazed window to rear, fitted wardrobes, cupboards over, radiator.

BATHROOM/W.C.
Panelled bath, pedestal wash hand basin, step in shower cubicle with electric shower, low level WC, tiled walls, radiator, double glazed frosted windows to rear.

FRONT GARDEN
Mainly paved, gravelled area, driveway.

REAR GARDEN
Laid mainly to lawn, patio, westerly facing.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Driveway

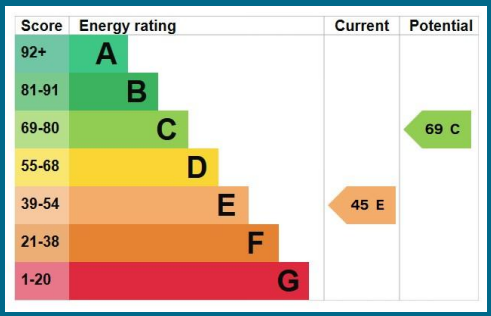
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

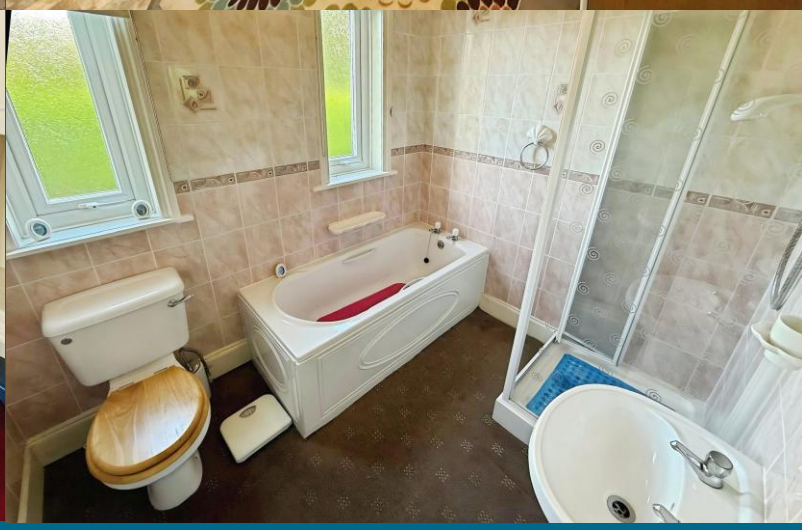
COUNCIL TAX BAND: C
EPC RATING: E

GS00016330.DJ.PC.24/09/26.V.1



T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



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 relation to this property.

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.

The Property Ombudsman

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer