



Tanfield Road, Newcastle upon Tyne, NE15

£180,000 Offers in Region Of

MICHELLE ROPER

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Tanfield Road

Newcastle upon Tyne, NE15

This 2 Bedroom Semi-Detached Bungalow on Tanfield Road, in the heart of Newcastle upon Tyne, is offered with no onward chain.

Situated within an enviable corner plot and enjoying private gardens to front and rear as well as off street parking via a gated block paved driveway leading to Garage.

The property briefly comprises of Porch, Entrance Hallway, Lounge, Kitchen / Dining Room, Master Bedroom, Bedroom 2 and Bathroom.

Early viewing is highly recommended.

Price: £180,000 Offers in Region Of



Accommodation

Entrance Porch

Through the front door we enter into the Porch before heading into the Hallway ahead. The Porch benefits from carpet underfoot.

Entrance Hall

The Entrance Hallway of this charming 2 Bedroom Semi-Detached Bungalow, provides access to all living spaces. The Lounge is situated to the left, ahead a door provides access to Bedroom 2, to the right is Kitchen, Bathroom and Master bedroom. The room features carpet underfoot.

Lounge / Dining Room

Situated to the front of the property with views of the front aspect is the spacious Lounge, accessed via the entrance hall. A double glazed window looks to front elevation, the room extends to a Dining Area to the rear with a double glazed window looking to rear aspect. The focal point of the room is the marble fire surround with mantle and hearth featuring an inset coal effect gas fire. The room features decorative coving to ceiling, single radiator and carpet underfoot.

Kitchen

Situated to the rear of the property, the Kitchen benefits from a range of white shaker style wall and base units with over-top marble effect work surface with integrated stainless steel sink with chrome mixer tap. Freestanding appliances include electric cooker with extractor hood, fridge freezer and washing machine.

A Double glazed window looks to side elevation. A door provides access into the rear garden. The room features a single radiator and cushioned flooring underfoot.



Accommodation

Master Bedroom

The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. The room features double door wardrobes to either side of bed with additional robes to the right of the room. Other features include decorative coving to ceiling and carpet underfoot.

Bedroom 2

Bedroom 2 is a double room to the rear of the property with double glazed window to rear elevation, underneath which sits a single radiator. The room features decorative coving and carpet underfoot.

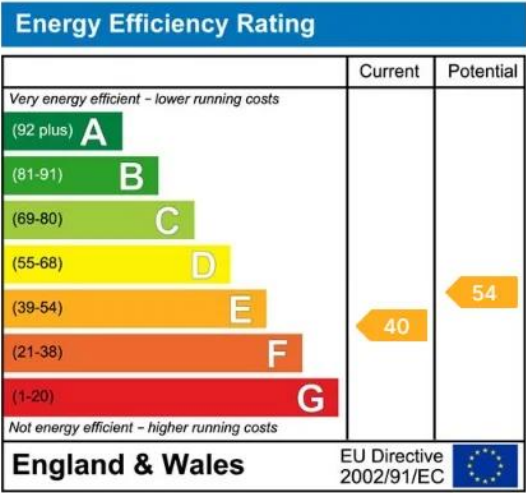
Bathroom

The Bathroom consists of a white three piece suite comprising of tiled Bath, pedestal wash hand basin and low level WC. Two double glazed opaque windows look to side elevation. The room is fully tiled with over-bath storage cupboards and cushioned flooring underfoot.

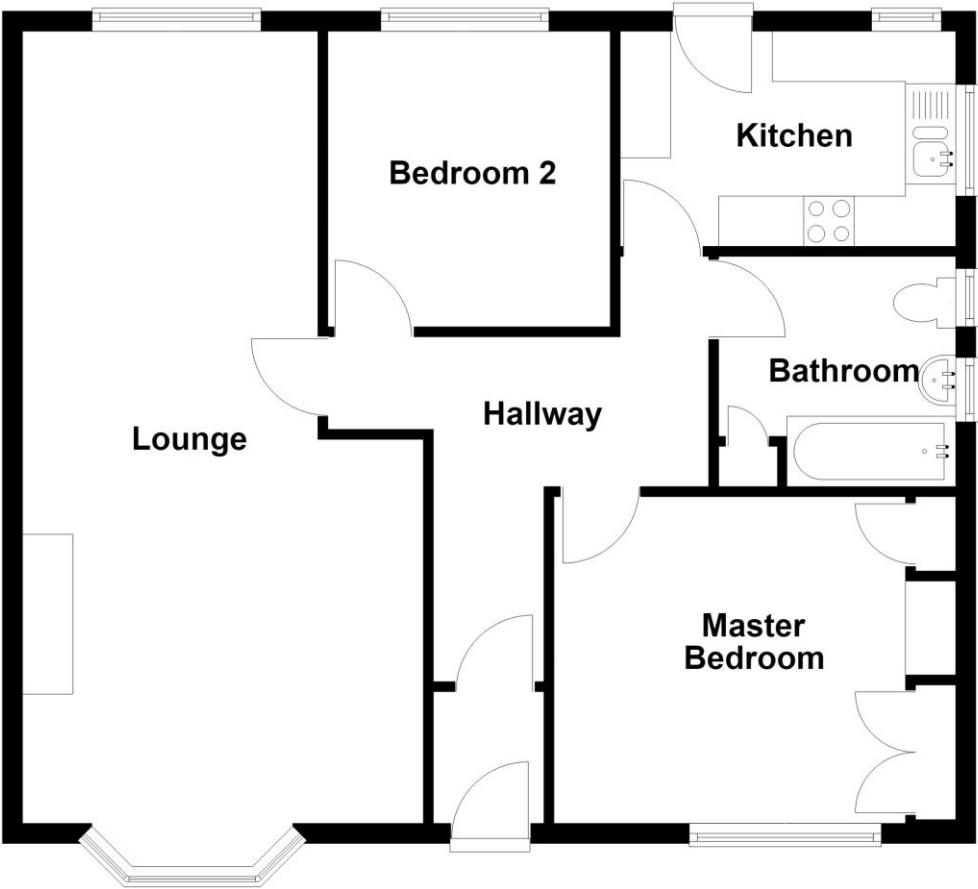


Floor Plan & EPC

Approximate Gross Internal Area	
Total	73.5 sq. metres / 791.5 sq. feet



Ground Floor
Approx. 73.5 sq. metres (791.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)



Externally

Externally the property is in a corner plot and enjoys a block paved driveway, with gated access leading to Garage.

The front of the property is accessed via a gated pathway leading to front entrance, to the right is a well maintained lawned area with mature shrubbery and walled border. Block paved pathway leads round to the rear of the property.

To the rear, the garden benefits from a fenced boundary, mainly paved to enjoy outdoor dining. Mature shrubbery creates pockets of greenery and steps lead to Kitchen for access from the property. A side access door to garage is accessible via the rear garden.



Local Authority
Newcastle City Council

Council Tax
B

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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