



RMS | Rook  
Matthews  
Sayer

Canterbury Way | Wideopen | NE13 6JH

£200,000



2



1



1

Semi detached bungalow

2 bedrooms

Driveway and garage

UPVC double glazing

Gardens to the front and rear

Easy walking distance to  
shops, amenities and transport  
links

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A very well appointed traditional semi detached bungalow well positioned within easy walking distance to shops, amenities and transport links. The property benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating. There are gardens to the front and rear together with driveway and attached garage with electronically operated roller door.

#### ENTRANCE DOOR LEADS TO:

##### ENTRANCE HALL

Double glazed entrance door, access to roof space, radiator.

##### SITTING ROOM 16'1 x 11'11 (4.90 x 3.63m)

Double glazed bay window to front, coving to ceiling, double radiator.

##### KITCHEN 9'2 x 8'4 (2.79 x 2.54m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, electric cooker point, gas cooker point, tiled splash back, radiator, door to garage, double glazed window to rear.

##### BEDROOM ONE 10'0 x 13'0 (to wardrobes) (3.05 x 3.96m)

Double glazed window to rear, fitted wardrobes with sliding doors, radiator.

##### BEDROOM TWO 9'1 x 9'0 (2.77 x 2.74m)

Double glazed window to front and rear, double radiator.

##### SHOWER ROOM

Step in shower, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted window to side.

##### FRONT GARDEN

Driveway.

##### REAR GARDEN

Mainly gravelled, patio, flower, tree and shrub borders, fenced boundaries.

##### GARAGE

Attached electric roller door, combination boiler, double glazed window and door, light and power points, space for washing machine.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

#### 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 (927 years remaining)

Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

Service Charge N/A

#### COUNCIL TAX BAND: B

#### EPC RATING: C

GS00016170 .DJ.PC.27.05.26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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