



RMS | Rook
Matthews
Sayer

Canterbury Way | Wideopen | NE13 6JH

£215,000



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**Traditional semi detached
bungalow**

2 double bedrooms

Fully fitted kitchen

UPVC double glazing

Southerly facing garden

**Easy walking distance to local
shops, amenities and transport
links**

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A well appointed traditional semi detached bungalow with southerly facing garden to the rear, driveway and attached garage. The property is conveniently located within easy walking distance to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway, sitting room with French doors leading to the rear garden, fully fitted kitchen, modern shower room with walk-in shower, 2 double bedrooms. Externally to the rear is a generous southerly facing garden with driveway to the front leading to an attached garage. Additional features include UPVC double glazing and gas fired central heating.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, radiator.

LOUNGE 15'1 x 12'0 (into alcove) (4.60 x 3.66m)

Feature fireplace, coving to ceiling, ceiling rose, double glazed French door, radiator.

KITCHEN 9'1 x 8'3 (2.77 x 2.51m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, door to garage, double glazed window.

BEDROOM ONE 13'0 x 9'8 (to wardrobes) (3.96 x 2.95m)

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator.

BEDROOM TWO 9'11 x 9'2 (into bay) (3.02 x 2.79m)

Double glazed bay window, radiator.

SHOWER ROOM

Step in shower cubicle, wash hand basin, set in vanity unit, tiled walls, heated towel rail, double glazed frosted window.

FRONT GARDEN

Gravelled area, driveway.

REAR GARDEN

Mainly gravelled, patio, fenced boundaries, southerly facing.

GARAGE

Attached, double timber doors, light and power points, combination boiler, 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

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 (932 years remaining)

Ground Rent: £9 per annum - Review Period: TBC -

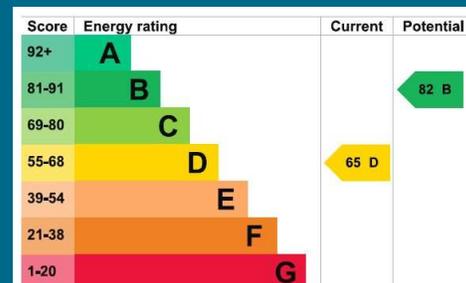
Increase Amount: TBC

Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: D

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T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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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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