

Horwood Avenue | Hillheads Estate | NE5 5NN

£200,000

2 2 1

Semi Detached Bungalow

Two Bedrooms

Modern Fitted Kitchen

Shower Room/W.C

Lounge & Dining Room

Conservatory

Front and Rear Gardens

Beautifully Presented

RMS | Rook Matthews Sayer

This beautifully presented semi-detached bungalow offers well-maintained and versatile accommodation throughout. The property features a modern fitted kitchen, spacious lounge with bay window and feature fireplace, shower room, and two bedrooms, including a converted former garage which now provides a useful second bedroom.
To the rear, a dining room opens into a bright conservatory with French doors leading to the garden. Externally, there is a block-paved driveway providing off-street parking for two vehicles and attractive, low-maintenance gardens to both the front and rear.
Early viewing is highly recommended to appreciate all this charming home has to offer.

Kitchen 11'8" x 9'2" (3.55m x 2.79m)
Well-appointed with a range of fitted wall and base units complemented by work surfaces and matching upstands. Features include a stainless steel sink with mixer tap and drainer, integrated eye-level oven, induction hob with tiled splash back and extractor hood, and an integrated fridge/freezer. Additional benefits include inset downlights, a central heating radiator, plumbing for an automatic washing machine, laminate flooring, and two double glazed windows. A double glazed door provides access to the front of the property.

Inner Hall
Providing access to: -

Lounge 16'10" into bay x 12'0" into alcove (5.13m x 3.65m)
A bright and welcoming reception room featuring a double glazed bay window to the front, decorative coving to the ceiling, a central heating radiator, and an attractive feature fireplace with inset fire.

Shower Room/W.C.
Fitted with a low-level W.C., pedestal wash hand basin, and shower cubicle. The room also benefits from a chrome heated towel rail and a double glazed side window.

Bedroom One 13'0" max x 10'2" plus wardrobes
(3.96m x 3.10m)
A spacious double bedroom with a double glazed rear-facing window, central heating radiator, decorative coving, and a range of fitted wardrobes with sliding mirrored doors.

Dining Room 9'9" max x 9'3" max (2.97m x 2.82m)
Featuring laminate flooring, coving to the ceiling, and double glazed sliding doors opening into the conservatory.

Conservatory 10'2" max x 8'10" max (3.10m x 2.69m)
A versatile additional living space with laminate flooring, double glazed windows, and French doors opening onto the rear garden.

Bedroom Two 11'11" max plus bow x 7'0" max including storage cupboard (3.63m x 2.13m)
Benefiting from a double glazed bow window to the front, central heating radiator, decorative coving, and a useful built-in storage cupboard.

Externally
Front Garden
Block-paved driveway providing off-street parking for two vehicles, alongside an easy-maintenance artificial lawn.

Rear Garden
An enclosed rear garden, predominantly laid to artificial lawn for low maintenance, with a paved seating area and well-stocked planted borders creating an ideal space for outdoor relaxation and entertaining.

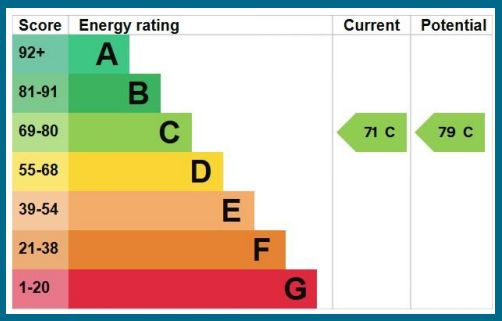
Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/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.
Length of Lease: 999 Years from 1st March 1958
Ground Rent: £9.00 per annum

COUNCIL TAX BAND: B
EPC RATING: C



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The Property Ombudsman

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