



## 2 bed bungalow to buy in NE6

Southfield Terrace, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3EL

**£150,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Newly Refurbished
- ✓ Two Bedroom Dormer Bungalow
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Offered with no onward chain is this beautifully refurbished two dormer bungalow situated on this larger than average corner and will appeal to a variety buyers. The property is ideally located close to all local amenities, good schools and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge to the front with walk in bay window, modern kitchen diner. To the first floor, two bedrooms and bathroom/WC.

Externally to the front is mainly gravelled with fenced boundaries and double gates providing off street parking for multiple vehicles. To the rear is a south facing private rear garden which also wraps around to the side of the property with two brick built sheds and fenced boundaries.

The property has had extensive works including full rewire, full heating system, new roof, fully modernised throughout to name a few.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g1e84c>

Please contact the Heaton Branch on for further information and viewings.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly gravelled with fenced boundaries and double gates providing off street parking for multiple vehicles.



## Entrance Area

With door off to the lounge and stairs to the first floor.

## Lounge

4.29m x 4.17m (14'0" x 13'8")

UPVC double glazed walk in bay window to the front, electric fire and radiator.



## Kitchen Diner

5.20m x 3.15m (17'0" x 10'4")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, space for appliances, space for dining table, under stairs storage cupboard, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.17m x 4.16m (13'8" x 13'7")

UPVC double glazed dormer window to the front and radiator.



## Bedroom Two

2.51m x 2.84m (8'2" x 9'3")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

2.21m x 1.63m (7'3" x 5'4")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and heated towel rail.



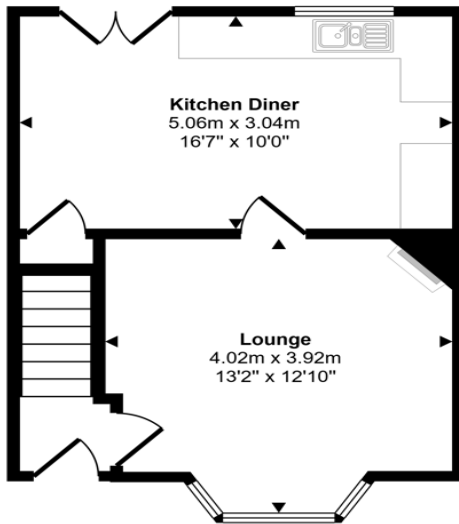
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## Rear Garden

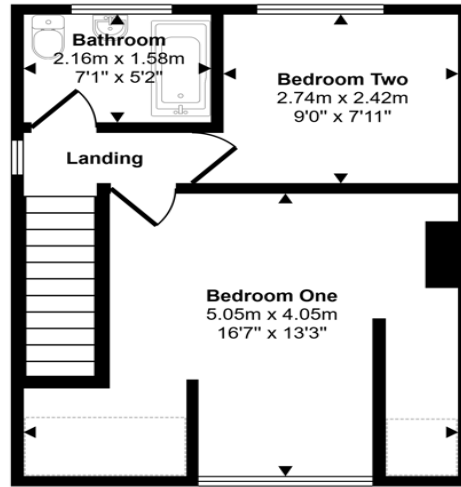
South facing private rear garden which also wraps around to the side of the property with two brick built sheds and fenced boundaries.



Approx Gross Internal Area  
67 sq m / 725 sq ft



Ground Floor  
Approx 34 sq m / 365 sq ft



First Floor  
Approx 33 sq m / 360 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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