



## 2 bed semi-detached bungalow to buy in NE6

Broomfield Avenue, Walkerville, Newcastle upon Tyne, Tyne and Wear, NE6 4PH

**£175,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two Bedrooms
- ✓ Semi-Detached Bungalow
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ 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 and requiring modernisation is this two bedroom semi detached bungalow located on this sought after street. 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; porch, entrance hall, lounge/diner, kitchen to the rear of the property with a good range of wall and base units, complimenting surfaces, built in gas hob and electric oven, stainless steel sink, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, two UPVC double glazed windows and radiator. Two bedrooms and bathroom/WC.

Externally to the front is mainly block paved providing off street parking with side access leading to the garage and walled boundaries. To the rear is a private rear garden mainly laid to lawn with paved areas, mature planted borders, fruit trees and fenced boundaries.

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/1ga1g235bc>

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

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Semi-detached Bungalow

Parking: Driveway, Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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 block paved with side access leading to the garage and walled boundaries.



## Porch

## Entrance Hall

With doors off to the dining room, bedrooms and bathroom/WC.

## Lounge

*4.09m x 3.40m (13'5" x 11'1")*

UPVC double glazed walk in bay window to the front, gas fire set into feature surround and radiator.



## Dining Room

*4.08m x 4.08m (13'4" x 13'4")*

UPVC double glazed sliding doors to the rear, gas fire and radiator.



## Kitchen

*3.77m x 3.05m (12'4" x 10'0")*

To the rear of the property with a good range of wall and base units, complimenting surfaces, built in gas hob and electric oven, stainless steel sink, tiled splashback, space for appliances, UPVC double glazed door leading to the rear garden, two UPVC double glazed windows and radiator.



## Bedroom One

*3.34m x 2.98m (10'11" x 9'9")*

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.33m x 2.42m (10'11" x 7'11")

UPVC double glazed window to the side aspect and radiator.



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## Bathroom/WC

2.63m x 2.24m (8'7" x 7'4")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, two UPVC double glazed windows and radiator.



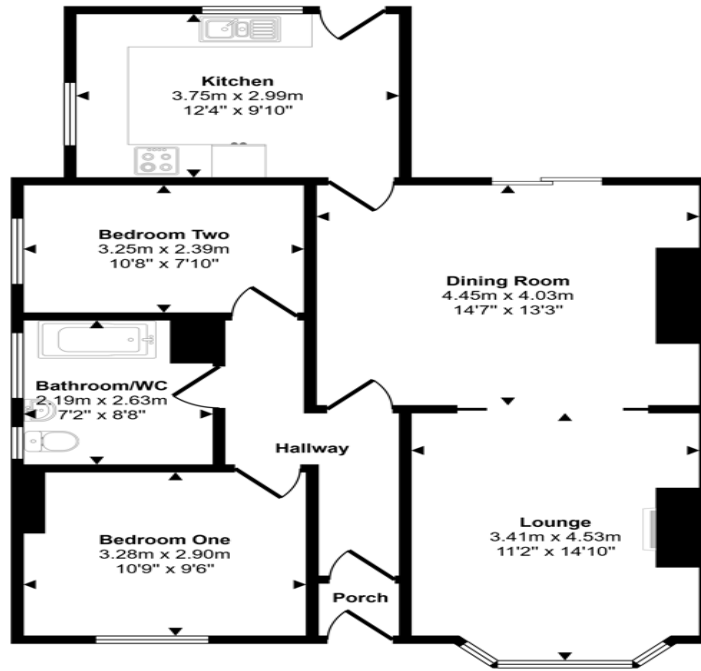
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## Rear Garden

Private rear garden mainly laid to lawn with paved patio area, mature planted borders, fruit trees and fenced boundaries.



Approx Gross Internal Area  
78 sq m / 837 sq ft



Floorplan

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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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