

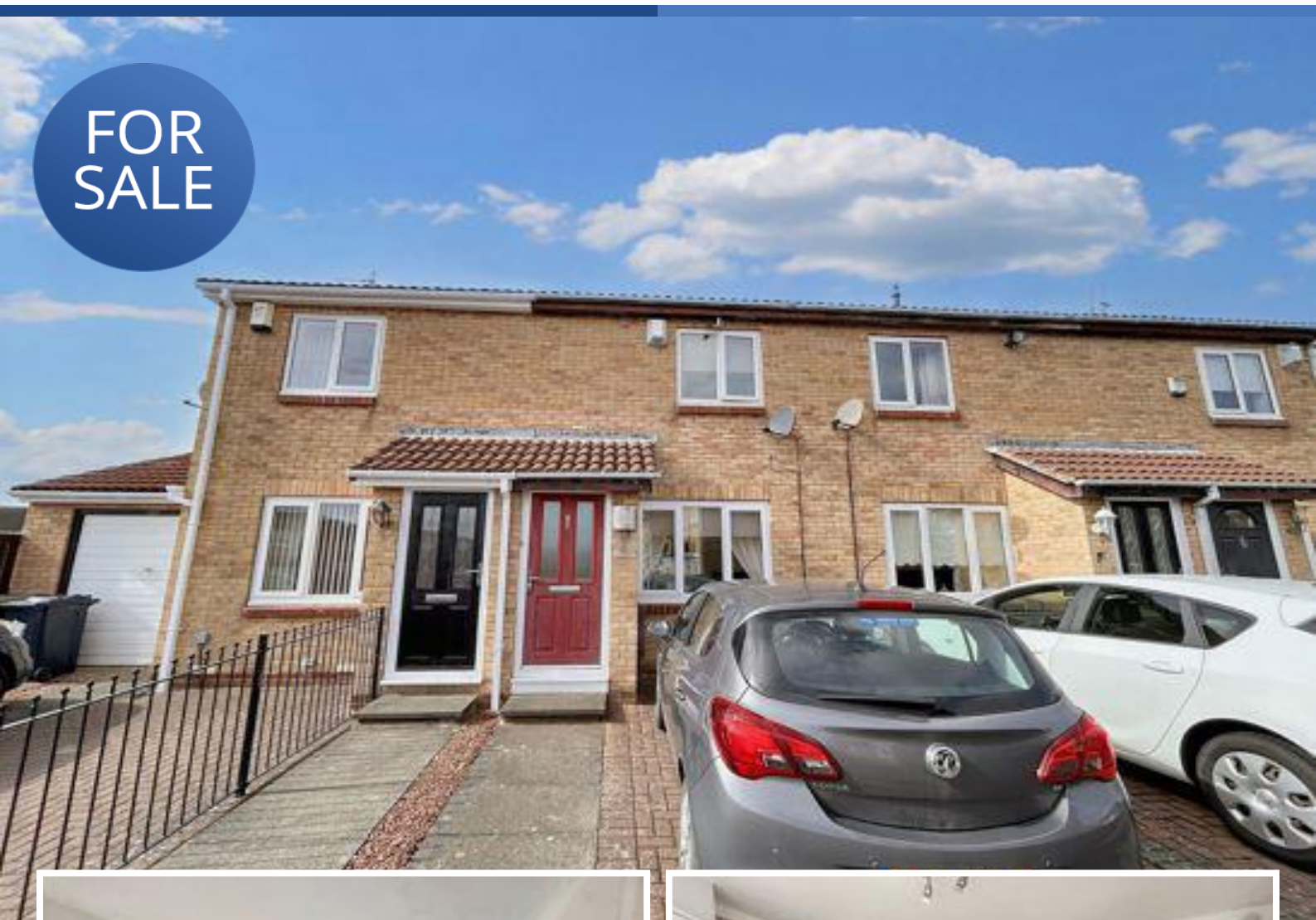
2 bed terraced house to buy in NE10

Bowburn Close, Wardley, Gateshead
Tyne and Wear, NE10 8UG

£140,000 Offers Over

- ✓ Extended Mid Link House
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ Off Road Parking

FOR
SALE



Summary

- Property Type: Terraced House - Bedrooms: 2 - Parking: Driveway - Central Heating: Gas
- Price: Offers Over £140,000
- Tenure: Freehold

Description

An extended mid link located on a cul de sac on a popular estate offering excellent first time buyer or young family accommodation. The extension offers a pleasant garden room/utility or dining room overlooking the rear garden. Other features include UPVC double glazing, gas central heating, driveway plus an additional space, and fitted wardrobes to the main bedroom. The location is excellent for road links with the A1, A19 and Tyne Tunnel easily accessible. The accommodation comprises an entrance lobby, lounge with open plan stairs, kitchen, garden room, two bedrooms, bathroom, drive and parking and a rear garden.

Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Entrance Lobby

Composite door

Lounge

5.80m x 3.50m (19'0" x 11'5")

UPVC double glazed window, two radiators, open plan stairs to the first floor, door to the kitchen



Kitchen

2.10m x 3.50m (6'10" x 11'5")

Fitted white wall and base units, electric hob and oven with extractor over, integrated fridge and freezer, cupboard housing the combi boiler, stainless steel sink and drainer, opening to the garden room/utility area

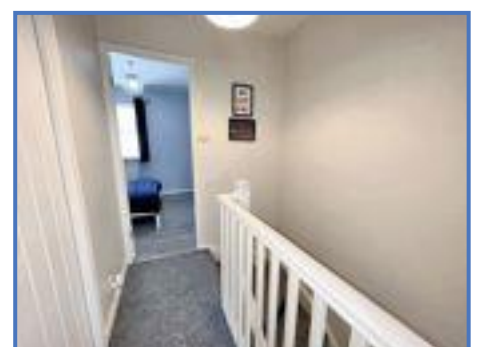


Garden room/Utility area

2.10m x 2.40m (6'10" x 7'10")

UPVC double glazed window and door, sky light allowing lots of natural light

Landing



Bedroom One

3.10m x 3.60m (10'2" x 11'9")

Fitted wardrobes, UPVC double glazed window, radiator, over stairs cupboard



Bathroom

1.70m x 2.00m (5'6" x 6'6")

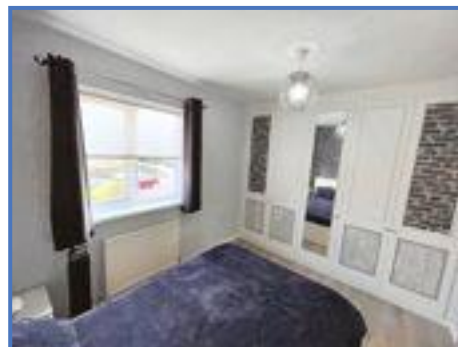
Three piece suite comprising a WC, panelled bath with electric shower over, pedestal wash basin, chrome heated towel rail, cladding to walls



Bedroom Two

3.50m x 2.70m (11'5" x 8'10")

Fitted wardrobes, UPVC double glazed window, radiator

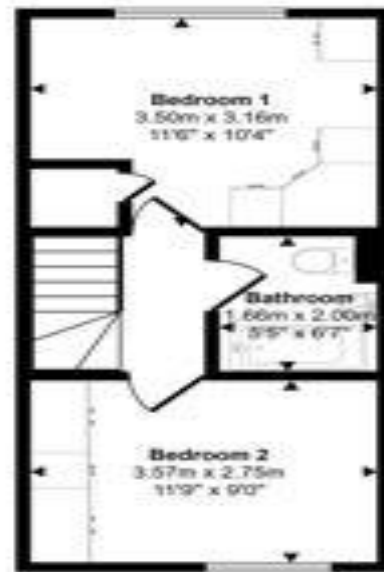


External

Off road parking to the front and a garden with artificial grass to the rear



Approx Gross Internal Area
64 sq m / 693 sq ft



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 Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, www.pattinson.co.uk

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