



## 2 bed bungalow to buy in NE12

Cambridge Avenue, Forest hall, Newcastle upon Tyne, Tyne and Wear, NE12 8AR

**£249,950** Offers Over

 x 2  x 2  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Detached Bungalow
- ✓ Modern and Well Presented Throughout
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered with no onward chain is this modern and well presented two bedroom 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; entrance hall, lounge, utility room, separate WC, modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

Externally to the front is mainly laid to lawn with mature planted borders and fenced boundaries.. To the rear is a south facing private rear garden mainly laid to lawn with mature planted areas, paved patio area, access to the garage, side access to the front of the property and hedged boundaries.

The property benefits from driveway providing off street parking leading to the garage, UPVC double glazing and gas central heating.

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/1ga1g2eff4>

Please contact the Forest Hall Branch on for further information and viewings.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £249,950

Property Type: Bungalow

Parking: Off Street, Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

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 laid to lawn with mature planted borders and fenced boundaries.



## Entrance Hall

With doors off to the lounge, dining kitchen, bedrooms two handy storage cupboards and bathroom/WC.

## Lounge

*4.16m x 3.70m (13'7" x 12'1")*

Two UPVC double glazed windows to the rear, UPVC double glazed door leading to the rear garden, Hexagonal UPVC double glazed window to the side aspect and radiator.



## Dining Kitchen

*4.20m x 3.43m (13'9" x 11'3")*

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator.



## Utility Room

*2.08m x 1.84m (6'9" x 6'0")*

Just off the kitchen with wall mounted units, complimenting work surface, plumbed for washing machine, space for tumble dryer and radiator.



## Separate WC

*2.36m x 0.96m (7'8" x 3'1")*

With low level WC, hand wash basin, wall mounted storage cupboard, UPVC double glazed window and radiator.



## Master Bedroom

4.63m x 3.72m (15'2" x 12'2")

UPVC double glazed walk in bay window to the front, hexagonal stained glass window to the side aspect and radiator.



## Bedroom Two

4.65m x 3.19m (15'3" x 10'5")

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



## Bathroom/WC

2.41m x 2.09m (7'10" x 6'10")

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

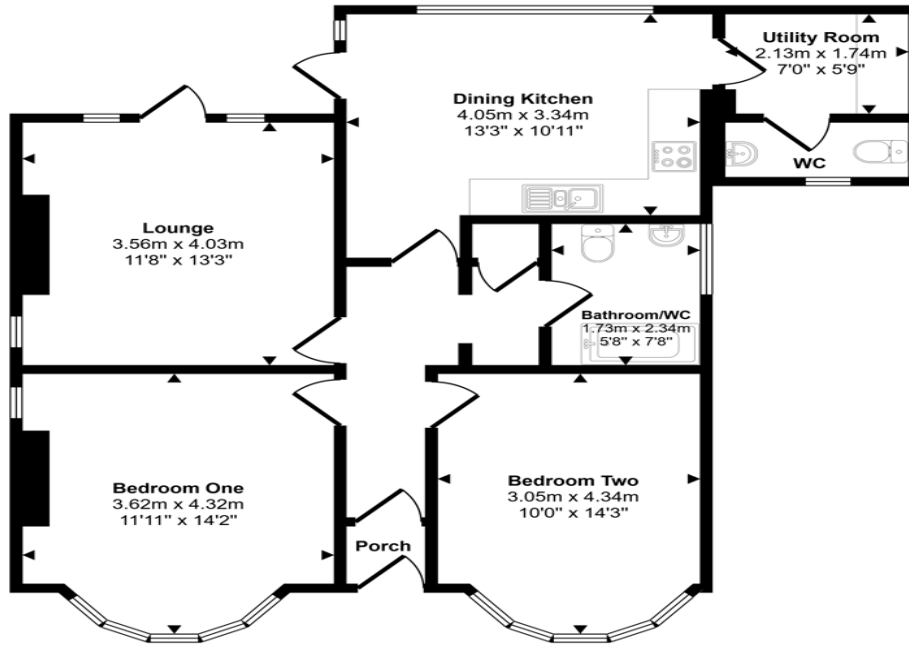


## Rear Garden

South facing private rear garden mainly laid to lawn with mature planted areas, paved patio area, access to the garage, side access to the front of the property and hedged boundaries.



Approx Gross Internal Area  
77 sq m / 830 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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:

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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