



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

Ashwood Crescent, Newcastle upon Tyne, Tyne and Wear, NE6 4PL

**£135,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ 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

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered with no onward chain and requiring modernisation is this three 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; entrance hall, lounge, conservatory, kitchen with a good range of wall and base units, complimenting work surfaces, white composite sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the conservatory and radiator. Three bedrooms and shower room and separate WC.

Externally to the front is mainly laid to lawn with driveway providing off street parking and fenced boundaries. To the rear is a private rear garden mainly laid to lawn with paved areas 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/1ga1g2e973>

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

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Semi-detached 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 a private garden mainly laid to lawn, driveway providing off street parking for multiple cars with fenced and hedged boundaries.



## Entrance Hall

With doors off to the lounge, bedrooms and WC.

## Lounge

*3.73m x 3.56m (12'2" x 11'8")*

UPVC double glazed window to the rear, gas fire set into feature surround, built in cabinet and radiator.

## Kitchen

*2.61m x 2.14m (8'6" x 7'0")*

With a good range of wall and base units, complimenting work surfaces, white composite sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the conservatory and radiator.



## Bedroom One

*4.65m x 3.80m (15'3" x 12'5")*

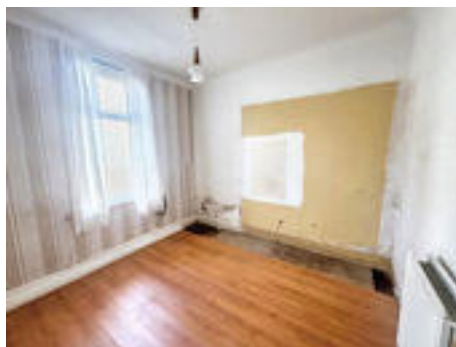
UPVC double glazed walk in bay window to the front, gas fire set into feature surround and radiator.



## Bedroom Two

*3.12m x 2.73m (10'2" x 8'11")*

UPVC double glazed window to the side aspect and radiator.



## Bedroom Three

3.04m x 2.95m (9'11" x 9'8")

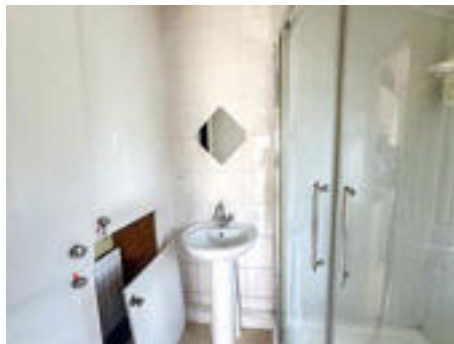
UPVC double glazed window to the front, built in wardrobes and radiator.



## Shower Room/WC

1.84m x 1.34m (6'0" x 4'4")

White two piece shower room comprising; corner shower cubicle, hand wash basin, built in storage cupboards and UPVC double glazed window.



## Separate WC

1.26m x 0.73m (4'1" x 2'4")

With low level WC and UPVC double glazed window.



## Conservatory

2.76m x 2.30m (9'0" x 7'6")

UPVC double glazed windows to two sides, UPVC double glazed door leading to the rear garden and tiled flooring.

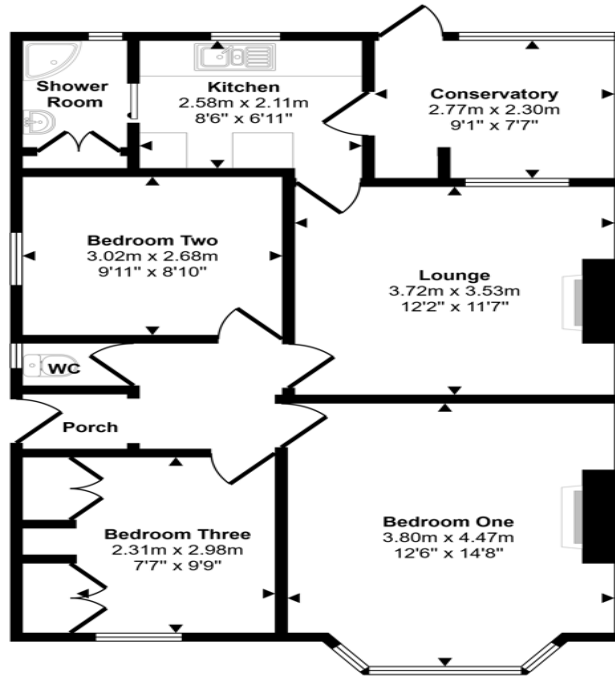


## Rear Garden

Private rear garden mainly laid to lawn with paved patio area, large shed and fenced boundaries.



Approx Gross Internal Area  
71 sq m / 765 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>			80
(55-68) <b>D</b>		60	
(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	

Ashwood Crescent, Newcastle upon Tyne, Tyne and Wear, NE6 4PL

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

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