



pattinson 

2 bed bungalow to buy in NE13

Worcester Way, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13 6JD

£240,000

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ EPC B
- ✓ Council Tax Band C
- ✓ No Onward Chain
- ✓ Popular Location
- ✓ EPC Rating B

Driveway & Garage parking

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Pattinson Gosforth are thrilled to introduce this extended, delightful 2-bedroom bungalow. Situated in the quiet and serene location of Wideopen, Newcastle upon Tyne. This charming property is available for residential sale with the advantage of no onward chain, paving the way for a smooth and straightforward buying process.

The bungalow is an intriguing fusion of comfort and simplicity, presenting a dimension of liveability and tranquillity throughout. As you step inside, you are welcomed by a cosy reception area that effortlessly guides you through to the well-proportioned bedrooms. The two bedrooms are specifically designed to optimise natural light and provide ample space for personalisation. The heart of this wonderful home is without doubt the recently fitted, modern and stylish kitchen diner. With ample space for dining and showing off your culinary skills. This in turn leads to the sizeable sunroom, perfect for enjoying the warmer months.

Benefitting from one generous bathroom, the property caters for all routine and relaxation needs, making mornings hassle-free with its well-planned layout. The interiors reveal a minimalist and modern appeal which radiates a sense of welcome upon entrance.

The property further benefits from an attached garage with electric roller shutter giving access to the driveway and the wonderful enclosed rear garden.

The property falls under the Council Tax Band C, providing an economical advantage to potential homeowners. A further benefit is that the property is awarded an EPC rating B, an evidence of energy efficiency which not only promotes a less carbon footprint but also results in lower energy bills along with the benefit of owned solar panels, helping further reduce bills.

Located in the smooth commute of Newcastle upon Tyne, the property has easy access to local amenities and public transport, making it an ideal choice for those seeking the balance of suburban living with the convenience of city life.

In essence, this lovely bungalow is an ideal pick for first-time buyers or those who are keen to downsize, providing all the requirements for a comfortable and calm living experience. Prepare to be charmed by this residence's simplistic allure and the potential to call it your own. Viewing is highly recommended to appreciate this property's full potential.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 926

Annual Ground Rent Amount: £9.00

Ground Rent Review Period: Annually

Price: £240,000

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

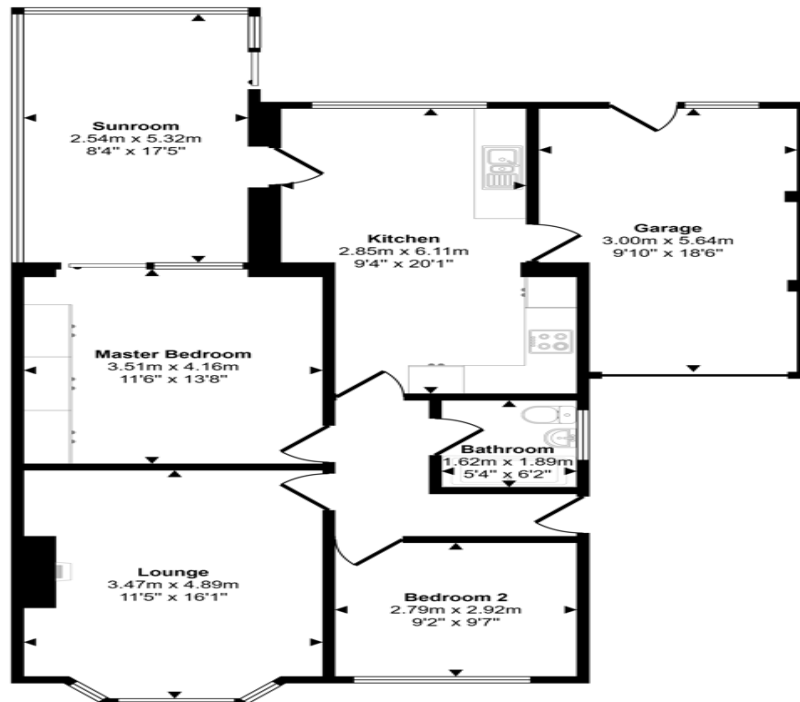
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area
98 sq m / 1060 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	90
(69-80) C		
(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:

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