



pattinson 

## 2 bed semi-detached bungalow to buy in NE9

Birchfield Gardens, Gateshead, Tyne and Wear, NE9 7TJ

**£210,000** Offers Over






 x2  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

-  Semi Detached Bungalow
-  Two Bedrooms/Two Reception
-  UPVC Double Glazing
-  Gas Central Heating
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

NO UPWARD CHAIN

Located in a popular area close to bus routes and excellent road links via the A1, this attractive two bedroom semi detached bungalow is situated on a mature residential estate and, although in need of some updating, offers fantastic accommodation ideal for those looking to downsize.

The property benefits from a range of appealing features including UPVC double glazing, gas central heating via a combi boiler, two reception rooms, off road parking and an attached garage.

The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally, there is a well stocked rear garden with a patio area and brick outbuildings, while to the front there is a lawned garden and a block paved driveway leading to the attached garage.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £210,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Hallway

UPVC double glazed door, two radiators, laminate flooring



## Lounge

5.50m x 3.90m (18'0" x 12'9")

UPVC double glazed bay window, two radiators, coal effect electric fire set to a feature fire surround

## Dining Room

2.60m x 3.50m (8'6" x 11'5")

UPVC double glazed window, radiator, laminate flooring



## Kitchen

2.90m x 3.60m (9'6" x 11'9")

Fitted wall and base units with tiled splashbacks, stainless sink and drainer with mixer taps, ceramic hob, built in electric oven, space for an automatic washing machine, radiator, UPVC double glazed window and stable door

## Bathroom

2.60m x 1.80m (8'6" x 5'10")

Three piece suite comprising a step in shower cubicle with mains fed shower, WC, vanity wash basin, heated towel rail, part tiled, UPVC double glazed window, built in cupboard housing a combi boiler



## Bedroom One

2.80m x 4.30m (9'2" x 14'1")

Fitted wardrobes, UPVC double glazed window, radiator

## Bedroom Two

2.80m x 4.20m (9'2" x 13'9")

Fitted wardrobes, UPVC double glazed window, radiator

## External

Lawned garden to the front with block paved driveway to the attached garage. The garage has an electric roller door, power and lighting. To the rear there is a lawned garden with patio area, brick outhouses and side path accessing the garage



Approx Gross Internal Area  
91 sq m / 976 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>	62	
(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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