



## 2 bed bungalow to buy in NE9

Glendale Gardens, Low Fell, Gateshead,  
Tyne and Wear, NE9 5SA

**£210,000** Offers Over

 x2
  x1
  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Semi Detached Bungalow
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Conservatory
- ✓ EPC Rating D

## Key Information

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

## Description

Situated on a quiet cul-de-sac of similar bungalows and offered with no upward chain, this well-presented semi-detached bungalow offers a range of appealing features. The property benefits from UPVC double glazing, gas central heating, off-road parking, a separate utility room and fitted wardrobes to both bedrooms. A UPVC double-glazed conservatory overlooks the pleasant rear garden.

The accommodation briefly comprises an entrance hallway leading to the lounge, a fitted kitchen with access to the utility room, and a conservatory that opens onto the garden. There are two bedrooms and a bathroom fitted with a step-in double shower cubicle.

Ideally located close to local bus routes, the property offers convenient public transport links with easy access to Newcastle and Gateshead. This charming bungalow presents a wonderful opportunity for a variety of buyers and must be viewed to be fully appreciated.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £210,000

Property Type: Bungalow

Parking: Driveway

Heating: Gas

## Entrance Hall

UPVC double glazed door, radiator



## Lounge

4.30m x 3.60m (14'1" x 11'9")

Living flame gas fire set to a feature fire surround, radiator, UPVC double glazed patio doors leading to the conservatory



## Conservatory

3.00m x 3.10m (9'10" x 10'2")

UPVC double glazed, door leading to the rear garden, rotary fan light, radiator



## Kitchen/Diner

4.00m x 2.40m (13'1" x 7'10")

Fitted in wall and base units with stainless steel sink and drainer, gas hob and built in electric oven with extractor over, two UPVC double glazed windows, radiator



## Utility

1.50m x 2.70m (4'11" x 8'10")

UPVC double glazed room with space for an automatic washing machine



## Bedroom One

4.30m x 3.20m (14'1" x 10'5")

Fitted wardrobes and vanity unit, UPVC double glazed window, radiator, radiator



## Bathroom

2.30m x 2.40m (7'6" x 7'10")

Double step in shower cubicle with mains fed shower and glazed screen, WC, wash basin, tiled walls and floor, two UPVC double glazed windows, radiator, cupboard housing the combi boiler



## Bedroom Two

2.70m x 2.40m (8'10" x 7'10")

Fitted wardrobes, radiator, UPVC double glazed window,

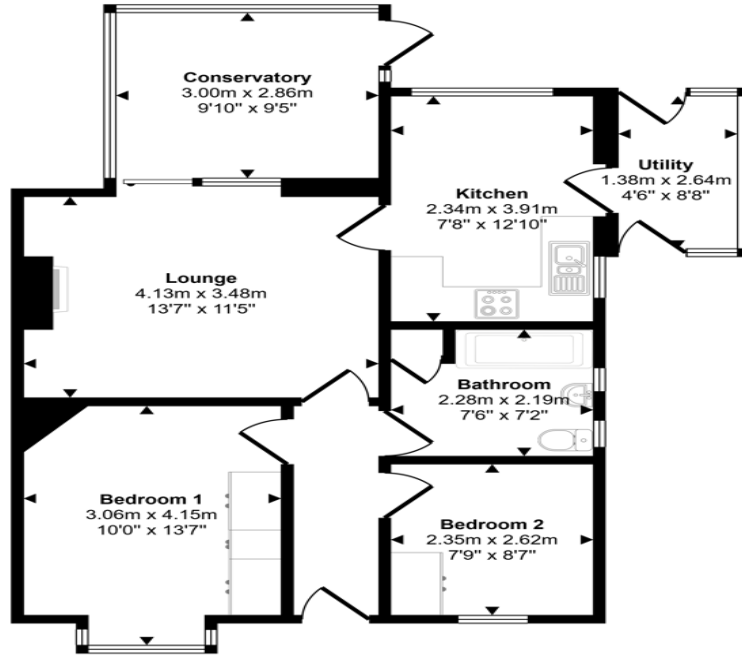


## External

Block paved driveway providing off road parking, steps leading to the front door with decorative iron railings. The rear has a patio area stepping up to an attractive lawned garden



Approx Gross Internal Area  
67 sq m / 725 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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