



## Coast View

Swarland

- Detached bungalow
- Three bedrooms
- Substantial corner plot
- Garage and car port
- Master bedroom with ensuite
- Spacious accommodation

**Guide Price: £375,000**

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ROOK  
MATTHEWS  
SAYER

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# Linwood, Coast View, Swarland Morpeth, Northumberland NE65 9JG

Occupying a substantial corner plot with extensive gardens, and an open aspect, this three-bedroom detached bungalow in Swarland is available to buy with vacant possession and no chain. It is an incredible opportunity for a buyer to develop and enhance the existing property and take advantage of the space available that surrounds it. The bungalow itself is well presented and has a regular layout with most of the rooms coming off the central hall. An extensive range of wardrobes have been fitted in the two largest bedrooms, and bedroom one has its own ensuite. The conservatory at the rear makes the most of the westerly facing aspect and isn't overshadowed by neighbouring properties. In addition to the large gardens, there is more than ample room for multi-vehicle parking and this property may particularly suit a buyer that needs space to store a motorhome or caravan. The garage to the side is accompanied by a carport as well as a hardstanding drive at the front.



## PORCH

Double glazed windows and door | Tiled floor | Door to hall

## HALL

Radiator | Access to loft space | Doors to lounge, kitchen, bedrooms and shower room



## LOUNGE 14'1 x 14'1 into alcove (4.29m x 4.29m into alcove)

Double glazed window | Wood burning stove with wood surround, marble inset and hearth | Radiator | Coving to ceiling | Open to dining room

## DINING ROOM 10'1 x 8'11 (3.07m x 2.72m)

Double glazed window | Radiator | Door to kitchen | Open to lounge

## KITCHEN 14'1 x 8'2 (4.29m x 2.48m)

Double glazed window | Fitted wall and base units | Stainless steel sink | Space for gas cooker | Extractor hood | Integrated fridge | Tiled floor | Part tiled walls | Radiator | Storage cupboard with space for a freezer | Doors to hall, conservatory and dining room



## BEDROOM ONE 11'11 plus door recess x 11'2 (3.63m plus door recess x 3.40m)

Double glazed window | Fitted wardrobes | Radiator | Door to ensuite

## ENSUITE

Tiled double shower cubicle | Close coupled W.C. | Pedestal wash hand basin | Wall mounted fan heater | Extractor fan

## BEDROOM TWO 11'11 x 10'5 (3.63m x 3.18m)

Double glazed window | Fitted wardrobes | Radiator

## BEDROOM THREE 11'3 x 7'5 plus recess (3.43m x 2.26m plus recess)

Double glazed window | Radiator

**SHOWER ROOM**

Double glazed frosted window | Walk-in shower cubicle with glass screen and wet wall panels | Tiled floor | Wash hand basin | Close coupled W.C. | Part tiled walls | Radiator

**CONSERVATORY 12'11 x 8'5 (3.94m x 2.57m)**

Double glazed windows and French doors | Tiled floor | Radiator

**GARAGE 17'1 x 7'11 (5.21m x 2.41m)**

Up and over door | Power and lighting

**UTILITY SECTION 7'11 x 6'7 (2.41m x 2.00m)**

Double glazed window | Door to rear garden | Plumbing for washing machine | Central heating boiler

**EXTERNAL**

Large lawned front garden with driveway to garage and car port | Enclosed large rear lawned garden | Garden shed

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/CAR PORT/ DRIVEWAY

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

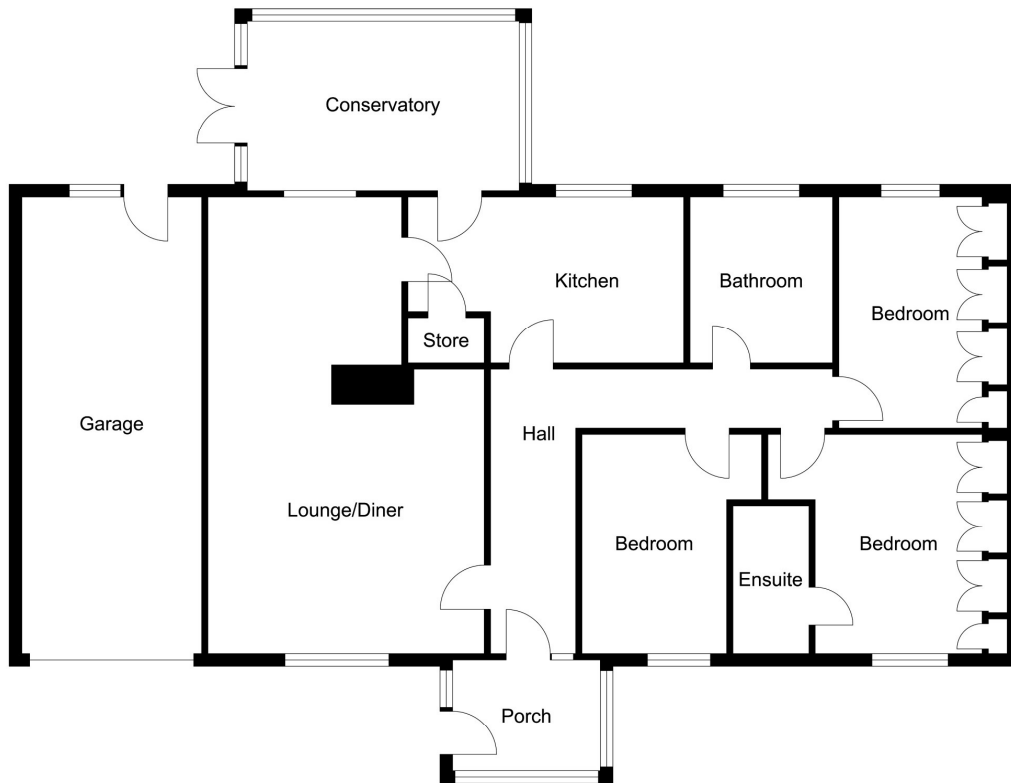
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND E | EPC RATING E**

AL008659/DM/RJ/13.02.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Ground Floor

### Linwood, Coast View, Swarland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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