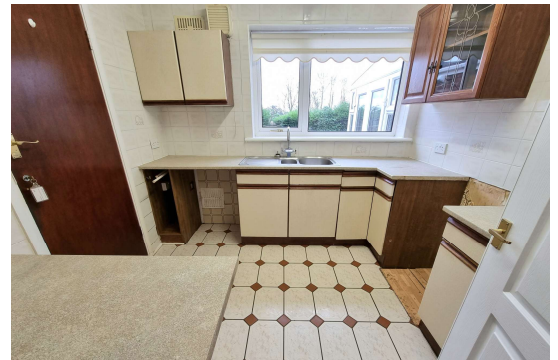




Roachburn Road, Hillheads Estate

- Semi detached bungalow
- Two bedrooms
- Conservatory
- No onward chain
- Bathroom/w.c
- Freehold

Offers Over £155,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

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www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Roachburn Road, Hillheads Estate, NE5 5NB

Offered with no onward chain is this semi detached bungalow located on the popular Hillheads Estate. The accommodation internally comprises an entrance hall leading to lounge, conservatory, kitchen, two bedrooms and bathroom/w.c.

Externally there are gardens to the front and rear. The front is block paved providing off street parking. The garage can't be accessed for a car due to steps at the front door of the property. The rear is enclosed with lawn and paved patio areas.

An internal inspection is highly recommended to appreciate the accommodation and location on offer.

We are advised that the property is being sold with a limited title guarantee .

Hall
Central heating radiator.

Lounge 14' 4" x 12' 0" (4.37m x 3.65m)
Central heating radiator, double glazed sliding doors leading to:-

Conservatory 12' 1" x 7' 5" (3.68m x 2.26m)
Double glazed windows and double glazed door leading to the rear garden.

Kitchen 9' 1" x 8' 5" (2.77m x 2.56m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, tiled walls, double glazed window to the rear and door leading to garage.

Bedroom One 13' 0" x 12' 0" (3.96m x 3.65m)
Double glazed window to the rear and central heating radiator.

Bedroom Two 11' 8" Into bay Max x 9' 2" Including wardrobes (3.55m x 2.79m)
Double glazed bay window to the front, central heating radiator and fitted wardrobes.

Bathroom/w.c
Fitted with a three piece bathroom suite comprising low level w.c, panel bath with shower over, pedestal wash hand basin, tiled walls and flooring, central heating radiator and a double glazed window.

Externally

Front Garden
Low maintenance garden which is gravelled with block paved drive to side leading to the carport and single garage.

Rear Garden
Enclosed garden with paved patio area.

Garage – (not accessible for car) 17' 4" x 7' 11" (5.28m x 2.41m)
Door width approximately 7' 0" (2.13m)
Up and over door with power and lighting.

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: B

EPC Rating: D

WD7624/BW/EM/22.11.2023/V.1

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Not known
Mobile Signal Coverage Blackspot: No
Parking: 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

