



Roachburn Road, Hillheads Estate

- Semi detached bungalow
- Two bedrooms
- Kitchen
- Shower room/w.c
- No onward chain
- Front and rear gardens, single garage

Offers Over £155,000



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Roachburn Road,

Hillheads Estate, NE5 5NB

Offering vacant possession is this semi detached bungalow located on the popular Hillheads Estate.

The accommodation internally comprises an entrance lobby leading to lounge, kitchen, two bedrooms and shower room/w.c.

Externally there are gardens to the front and rear. The front is paved providing off street parking and the rear is enclosed with lawn and paved seating area.

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

Lobby

Lounge 16' 4" Into bay x 12' 0" Into alcove (4.97m x 3.65m)

Double glazed bay window to the front, fitted fireplace, television point and a central heating radiator.

Kitchen L- shaped 11' 7" Max x 9' 1" Max (3.53m x 2.77m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, gas cooker point with extractor hood over, tiled walls and flooring, double glazed window and a double glazed window to side.

Inner Hall

Loft access and storage cupboard.

Bedroom One 13' 1" x 9' 10" Plus wardrobes (3.98m x 2.99m)

Double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Two 10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed doors leading to the rear garden, laminate flooring, central heating radiator and television point.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising raised and comfort height w.c, vanity wash hand basin, shower cubicle, chrome heated towel, tiled walls, and flooring and a double glazed window.

Externally

Front Garden

Lawn garden with planted borders and paved driveway leading to the single garage.

Rear Garden

Enclosed lawn garden with paved patio area and hot/cold water tap.

Garage 18' 5" Max x 9' 9" Max (5.61m x 2.97m) Door width to be confirmed.

Double glazed window to the rear, power, lighting, and hot/cold water tap.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 March 1956

Ground Rent: £9.00 per annum. No planned increases

Council Tax Band: B

EPC Rating: D

WD7642/BW/EM/20.11.2023/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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