



Roachburn Road | Hillheads Estate | NE5 5ND

£175,000



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Semi detached bungalow

Two bedrooms

Lounge

Kitchen

Bathroom/W.C

Front and rear gardens

No onward chain

Popular location

ROOK
MATTHEWS
SAYER

Presenting a semi-detached bungalow that is listed for sale and is in need of modernising. This property holds immense potential for home seekers who are willing to add their personal touch and bring it up to modern standards.

The property features a total of two bedrooms, each equipped with fitted wardrobes offering ample storage space, bathroom/W.C, kitchen, and reception room, which includes a double glazed bay window to the front.

Furthermore, the property benefits from a favourable location, with public transport links and local amenities within close proximity. This makes it an ideal choice for those who value convenience and accessibility.

A valuable feature of this property is that it comes with no onward chain, allowing for a potentially smoother and quicker buying process.

Entrance Porch
Double glazed windows to the front and side.

Kitchen 11' 8" Max plus recess x 9' 2" Plus recess (3.55m x 2.79m)
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with double drainer, plumbing for an automatic washing machine, central heating boiler, central heating radiator, part tiled walls, double glazed windows to the side and rear.

Lounge 16' 10" Into bay x 12' 1" Max (5.13m x 3.68m)
Double glazed window bay window to the front, central heating radiator and feature fire surround with inset gas fire.

Bedroom One 13' 1" Plus recess x 12' 0" Max (3.98m x 3.65m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Two 9' 10" Plus recess x 9' 2" Max (2.99m x 2.79m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath, tiled walls, central heating radiator, loft access and a double glazed window.

Externally

Front Garden

Block paved drive providing off street parking and lawn area to side with planted borders.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved patio area.

Additional Room (Previously garage)
With doors to the front and rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

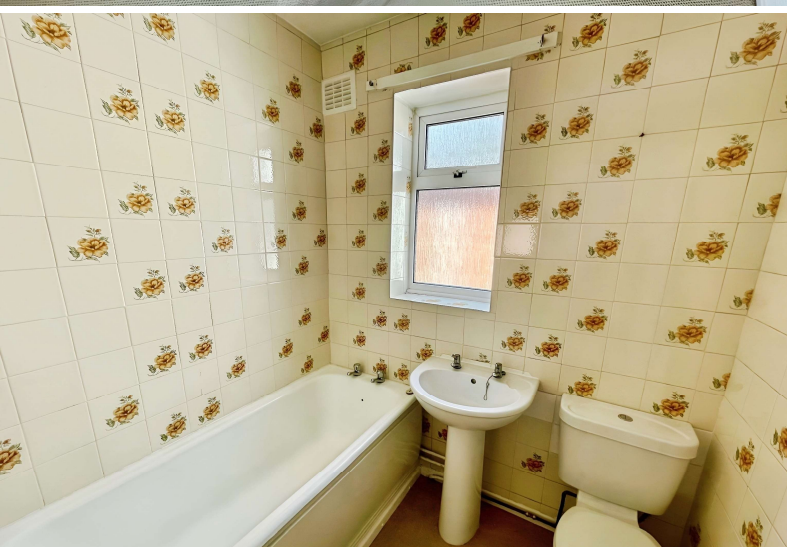
Freehold. It is understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: B

EPC RATING: C

WD8220/02.06.2025/BW/EM/V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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

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.