



Nile Close | Lemington Rise | NE15 8TJ

£160,000



2



1



1

Semi detached bungalow

Two bedrooms

Modern fitted kitchen

“

No onward chain

Shower room/W.C

Detached garage

ROOK
MATTHEWS
SAYER

Located on Nile Close in Lemington Rise is this semi detached bungalow which offers no onward chain.

Internally the property briefly comprises an entrance hall, lounge, fitted kitchen with access to the rear garden, two bedrooms and a shower room/W.C

One of the unique features of this property is the single detached garage. It provides off-street parking or additional storage space, adding to the practicality of this home.

This property is listed for sale and is a promising prospect for first-time buyers or those seeking a rewarding renovation project. Offering a unique blend of potential and location, this might just be the opportunity you've been waiting for.

Entrance Hall

Central heating radiator.

Lounge 17' 5" Plus bay x 9' 8" Max (5.30m x 2.94m)

Double glazed bay window to the front, central heating radiator and feature fireplace with inset, hearth, and surround.

Kitchen 8' 9" x 8' 0" Plus doors recess (2.66m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating boiler, central heating radiator, double glazed window and door to the rear.

Inner Hall

Central heating radiator, storage cupboard and loft access.

Bedroom One 11' 10" x 9' 9" (3.60m x 2.97m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 8' 11" x 8' 0" (2.72m x 2.44m)

Double glazed window to the rear and a central heating radiator.

Shower room/W.C

Fitted with a low level W.C, pedestal wash hand basin, walk in shower, tiled walls and a double glazed window.

Externally

Front Garden

Block paved drive providing parking for multiple vehicles and gates leading to the detached garage and rear garden.

Rear Garden

Enclosed paved garden with gravel borders.

Garage 16' 10" Max x 8' 1" Max (5.13m x 2.46m)

7' 2" Door width

Up and over door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

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

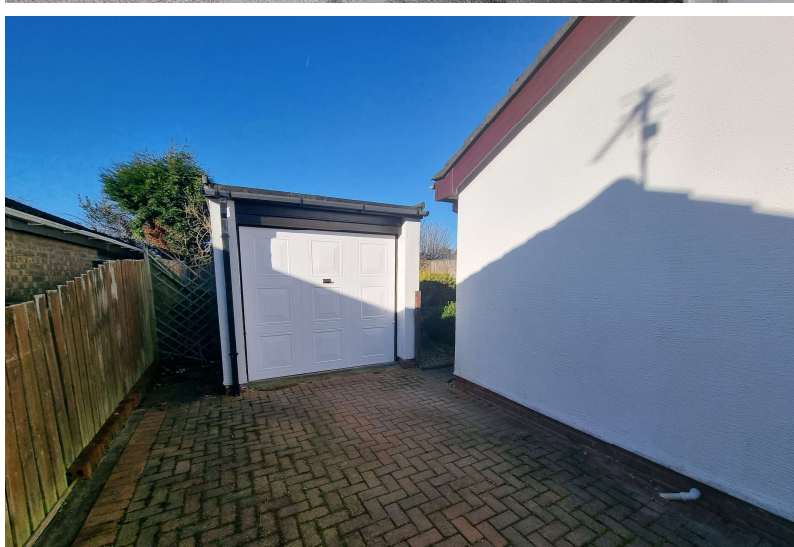
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC RATING: D

COUNCIL TAX BAND: B

WD8116/BW/EM/03.02.2025/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.