

Hilton Avenue, Blakelaw, Newcastle upon Tyne NE5 3RN

Asking Price: £145,000

Available for sale is this semi detached bungalow located in Blakelaw. This property boasts an immaculate condition and a modern style throughout, demonstrating a thoughtful blend of elegance and comfort. The property features two bedrooms, a bathroom, and a kitchen, all meticulously maintained and ready for immediate occupancy.





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Semi Detached Bungalow

Two Bedrooms

One Reception Room

Paved Garden to Rear

For any more information regarding the property please contact us today

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The reception room is a noteworthy feature of this property, offering a dual aspect view and tiled flooring, enhancing the overall aesthetic appeal.

A modern style kitchen complements the overall design of the property, offering ample space and functionality. Here, you will find everything you need to cook up a storm and enjoy memorable meals with your loved ones.

The property also benefits from a paved garden area to the rear, providing a tranquil outdoor space for relaxation and recreation. This is a fantastic spot to enjoy a cup of coffee in the morning or unwind after a long day.

The location of this property is nothing short of excellent, with easy access to public transport links, nearby schools, and local amenities. This convenience adds to the appeal of the property, making it an excellent choice for those seeking a combination of comfort, style, and convenience in their new home.

In summary, this is a fantastic opportunity to secure a semi-detached bungalow that offers a mix of modern style, comfortable living spaces, and a prime location.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D

Hallway

Storage cupboard. Radiator.

Lounge 19' 3" x 14' 10" (5.86m x 4.52m)

Dual aspect. Double glazed windows to the front and rear.

Kitchen 8' 11" x 5' 11" (2.72m x 1.80m)

Double glazed windows to the front and side. Sink/drainer. Electric hob. Electric oven. Plumbed for washing machine. Extractor hood.

Bedroom One 14' 11" x 8' 9" (4.54m x 2.66m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 11" x 11' 10" (3.63m x 3.60m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Loft access. Extractor fan. Heated towel rail.

External

Paved garden to the rear.

















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PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

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.

RESTRICTIONS AND RIGHTS

Listed? No Conservation Area? No Restrictions on property? No Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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.

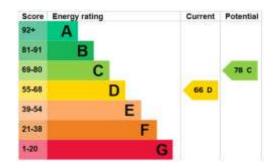
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

