



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

One Reception Room

Two Bedrooms

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/drain. 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.

FN00010139/SJP/SP/02072025/V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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.

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