



Brendale Avenue | Hillheads Estate | NE5 5NP

**£185,000**



**2**



**1**



**1**

**Semi detached bungalow**

**Two bedrooms**

**Kitchen**

**Bathroom/W.C**

**Single garage**

**Popular location**

ROOK  
MATTHEWS  
SAYER

Presenting an attractive opportunity to acquire this charming semi-detached bungalow, offered for sale in a sought-after location with excellent access to public transport links and local amenities. This well-proportioned property is perfectly suited for those seeking comfortable living while benefiting from the close proximity to essential services and shops.

Internally the accommodation comprises an entrance hall leading to lounge, L shaped Kitchen, two generously sized bedrooms and bathroom/W.C.

Local amenities are within easy reach, enhancing everyday life with shops, eateries, and essential services close at hand. This delightful two-bedroom bungalow presents a superb opportunity for those wishing to enjoy the benefits of convenient, single-level living in a desirable location.

Early viewing is recommended in order to fully appreciate all this property has to offer. Contact our office today to arrange your appointment.

Inner Hall  
Central heating radiator.

Lounge 16' 6" Into bay x 17' 0" Into alcove (5.03m x 5.18m)  
Double glazed bay window to the front, central heating radiator, and feature fireplace with inset and hearth.

Kitchen (L Shaped)  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, splash back tiles, integrated hob with oven below and extractor over, stainless steel splash back, fridge/freezer, plumbing for an automatic washing machine, central heating radiator, double glazed window to side and a wood flooring.

Bedroom One 12' 4" x 12' 2" (3.76m x 3.71m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)  
Double glazed sliding doors leading to the rear garden, central heating radiator, and laminate flooring.

Bathroom/W.C  
Fitted with a three piece white coloured bathroom suite comprising low level W.C, pedestal wash hand, panel bath with shower over, loft access and a double glazed window.

#### Externally

Front Garden  
Planted shrubs, block paved drive providing off street parking and leading to the single garage.

Rear Garden  
Lawn garden with paved seating area.

Garage 20' 5" Max x 7' 7" Max (6.22m x 2.31m)  
Garage door.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Level access

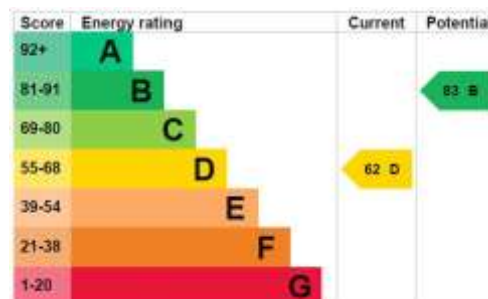
#### TENURE

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<sup>st</sup> March 1956  
Ground Rent: £9 per annum

#### COUNCIL TAX BAND: B

#### EPC RATING: D

WD8350/BW/EM/08.09.2025/V.1







**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.