



Marcross Close | Abbey Farm NE15 9XQ

Offers Over £325,000



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1

Detached bungalow

Three bedrooms

Two reception rooms

Conservatory

Shower room/W.C

No onward chain

Front and rear gardens

Popular location

ROOK
MATTHEWS
SAYER

A delightful detached bungalow, well maintained and presented in good condition, is now available for purchase. This property is a rare find and comes with the added benefit of no onward chain.

The property boasts a practical and spacious layout, including three amply-sized bedrooms, a shower room/W.C, and a well-equipped kitchen. The additional two reception rooms provide ample space for relaxation and entertainment. The first reception room offers direct access to a beautiful conservatory. The second reception room serves as a stylish dining room.

The property's location further enhances its appeal, with easy access to public transport links and local amenities. This makes running errands, commuting, or simply enjoying the area's attractions extremely convenient.

In summary, this detached bungalow is a fantastic opportunity for anyone seeking a well-maintained, conveniently located home with the added benefit of no onward chain. The property's spacious layout, coupled with its location and unique features, makes it a truly desirable home. Don't miss out on this exceptional opportunity to acquire a wonderful family home.

Entrance Hall
Central heating radiator, loft access and storage cupboard.

Lounge 18' 8" Plus recess x 11' 6" (5.69m x 3.50m)
Two central heating radiators, feature fire with inset hearth and surround and double glazed sliding doors to conservatory.

Dining Room 8' 10" Plus recess x 12' 9" Plus recess (2.69m x 3.88m)
Tiled flooring, central heating radiator, storage cupboard housing central heating boiler and double glazed French doors leading to the rear garden.

Conservatory
Double glazed windows, tiled flooring, central heating radiator and double glazed doors leading to the rear garden.

Kitchen 8' 1" Max x 16' 11" Plus recess (2.46m x 5.15m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated electric hob with oven below and extractor hood over, fridge, plumbing for an automatic washing machine and space for tumble dryer, central heating radiator and a double glazed window.

Bedroom One 11' 4" Max x 9' 10" Plus recess (3.45m x 2.99m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 9' 6" Plus recess x 8' 1" Max (2.46m x 2.89m)
Double glazed window to the side, central heating radiator and fitted wardrobes.

Bedroom Three 9' 1" x 7' 8" Plus recess (2.77m x 2.34m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bathroom/W.C
Fitted with a low-level W.C with concealed cistern, vanity wash hand basin, double shower cubicle, heated towel rail, fully tiled walls and flooring, recessed downlights and a double glazed window to the side.

Externally
Front Garden
Lawn garden with block paved drive providing off street parking for two vehicles.

Rear Garden
Enclosed low maintenance rear garden with planted borders.

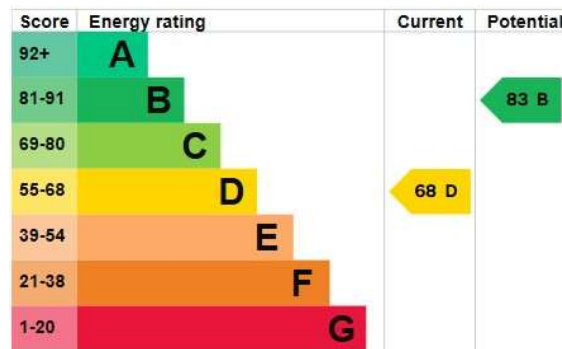
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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
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 1st March 1973
Ground Rent: £50 per annum

EPC RATING: D
COUNCIL TAX BAND: D

WD8205/CC/EM/15.04.2025/V.2





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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.