



Brendale Avenue | Hillheads Estate | NE5 5NP

£185,000



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1

Semi detached bungalow

Two bedrooms

Kitchen

Bathroom/W.C

Single garage

Popular location

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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 1st March 1956
Ground Rent: £9 per annum

COUNCIL TAX BAND: B

EPC RATING: D

WD8350/BW/EM/08.09.2025/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.