



Green Lane | Woolsington | NE13 8AW

£395,000 Offers Over

Introducing this immaculate semi-detached bungalow, offered for sale in a sought-after location. Noted for its unique features including a log burner, herringbone flooring, a single garage, and a west-facing garden, the property has been fully renovated to a very high standard.

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SEMI DETACHED

BUNGALOW

OPEN PLAN LIVING

FULLY RENOVATED

TWO BEDROOMS

MODERN BATHROOM

WEST FACING GARDEN

GARAGE & DRIVEWAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The bungalow comprises two reception rooms, ideal for both formal and casual living. The first is a formal living room featuring a large bay window, providing a flood of natural light and is open to casual living space. The second reception room offers a cosy atmosphere with a log burner and also includes a dining space along with built-in storage.

You'll find two bedrooms in the property, both featuring built-in wardrobes. The master bedroom is a generous double with a large bay window while the second bedroom also accommodates a double bed.

The open-plan kitchen is complete with marble countertops, shaker style units and offers ample natural light. It also includes a dining space, perfect for family meals or entertaining guests.

The bathroom is equipped with a free-standing bath, a rain shower, a heated towel rail, and is finished with Oxny tiles.

The property is energy-efficient with an EPC rating of 'C' and falls under council tax band 'D'. One of the standout features of this property is the open-plan living design, which is highly sought after in today's market. Conveniently located with public transport links and local amenities nearby, and green spaces within walking distance, this property provides a perfect blend of city and country living.

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ponteland@rmsestateagents.co.uk

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Living Room One: 16'09" (into bay) x 11'10" -
5.11m x 3.61m

Living Room Two: 17'03" (into bay) x 11'10"
(into alcove) - 5.26m x 3.61m

Kitchen: 8'06" x 18'08" - 2.59m x 5.69m

Bedroom One: 15'07" (into bay) x 16'09" -
4.75m x 5.11m

Bedroom Two: 13'00" x 9'11" - 3.96m x 3.02m

Bathroom: 8'07" x 12'03" (max) - 2.62m x
3.73m

Office: 5'06" x 8'05" (max) - 1.68m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

TENURE

Freehold - 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

COUNCIL TAX BAND: D

EPC RATING: C

P00007404.SD.SD.18/6/25.V.1



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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy rating and score

This property's current energy rating is C. It has the potential to be B.



This graph shows this property's current and potential energy rating.

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.