



Langdon Road | Hillheads Estate | NE5 5LX

£260,000



3



1



2

Extended semi detached bungalow

Utility Room

Three bedrooms

No onward chain

Ensuite facilities to main bedroom

Front and rear gardens

Well-proportioned Kitchen/Family room

Family bathroom/W.C

RMS | Rook
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This extended three-bedroom semi-detached bungalow is offered to the market with no onward chain, making it an ideal purchase for those looking for a smooth and straightforward move. Situated in a popular and well-established location, the property provides versatile living space suited to a range of buyers. The accommodation is arranged around a central hallway and comprises a spacious lounge to the front, offering a bright and comfortable living area. To the rear, the home benefits from an extended kitchen leading into a generous family room, creating an excellent open-plan space ideal for everyday living and entertaining. There are three bedrooms, with the main bedroom further benefiting from its own ensuite shower room. A separate family bathroom serves the remaining bedrooms. Additional practical features include a utility room, a useful storage cupboard, and internal access to a garage/store, providing ample storage and functionality. Externally there are front and rear gardens, the front is block paved providing off street parking for multiple vehicles. The rear is enclosed with artificial lawn and paved seating area. With its flexible layout, extended living space, and sought-after location, this property presents a fantastic opportunity for buyers looking to put their own stamp on a home with great potential.

Entrance Porch
Laminate flooring and a central heating radiator.

Hall
Two central heating radiators, storage cupboard and access to the storage space and utility room.

Utility Room 8' 1" Max x 6' 9" Max (2.46m x 2.06m)
Fitted with a range of wall and base units with work surfaces over, along with plumbing for an automatic washing machine. Additional features include a central heating radiator, under-unit lighting, an extractor fan, and access to a boarded loft.

Lounge 14' 6" Plus bay x 11' 7" Max (4.42m x 3.53m)
Double glazed bay window to the front, two central heating radiators and television point.

Kitchen/Family Room 22' 7" Max x 14' 9" Max (6.88m x 4.49m)
Fitted with a range of wall and base units with work surfaces over and a matching splash back, complemented by under-unit lighting. Integrated appliances include a ceramic electric hob with fan-assisted electric oven below, extractor hood above, and dishwasher. There is a stainless-steel sink with mixer tap and drainer, a central heating radiator, under-plinth lighting, a double-glazed window, and French doors leading to the rear.

Bedroom One 11' 9" Plus recess x 10' 2" (3.58m x 3.10m)
Double glazed window to the rear, television point and a central heating radiator.

Ensuite
Fitted with a close-coupled W.C., pedestal wash hand basin, and shower cubicle, complemented by waterproof UPVC panels, an extractor fan, and a heated towel rail.

Bedroom Two 18' 7" x 6' 9" Plus recess (5.66m x 2.06m)
Double glazed window to the rear, television point and a central heating radiator.

Bedroom Three 12' 7" Max x 5' 3" Max (3.83m x 1.60m)
Central heating radiator, laminate flooring, and double glazed window to the front.

Family Bathroom/W.C
Fitted with a three piece white bathroom suite comprising close coupled W.C, vanity wash hand basin, bath, central heating radiator, and extractor fan.

EXTERNALLY

Front Garden
Block paved drive providing off street parking for multiple parking.

Rear Garden
Enclosed garden with paved seating area and artificial lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

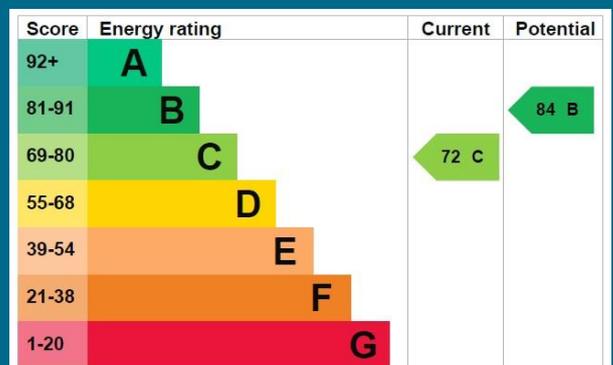
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B
EPC RATING: C

WD8605/30.03.2026/CC/EM/V.3





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T: 0191 2671031

Branch westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer