

Asking price of £225,000

Allerton Gardens, Heaton, NE6



- Two bedrooms
- Driveway and garden to front
- Buses nearby to Newcastle and the coast
- Good decor
- Gas combi heating
- Popular area
- Westerly rear garden
- Double glazing
- Ideal retirement or first buy

Located within a very convenient area with excellent local bus services to Newcastle and the coast nearby, this two bedroomed semi-detached bungalow is sure to appeal to both younger and older buyers. With good sized rooms and a westerly rear garden, other attractions include gas combi central heating, double glazing and good decor throughout. The bungalow also enjoys a front driveway and easily maintained front garden. Energy rating D. Council tax band B. Freehold.

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Hallway

Radiator. Access to loft

Living room

With radiator. Bay window.

Bedroom two

Radiator.

Bedroom one

Radiator, Fitted robes.

Bathroom

With heated towel radiator, over bath shower.

Kitchen

Radiator. Fitted units. Combi boiler. Door to garden. Electric hob and oven. Plumbed for washer. Space for fridge freezer.

Mining

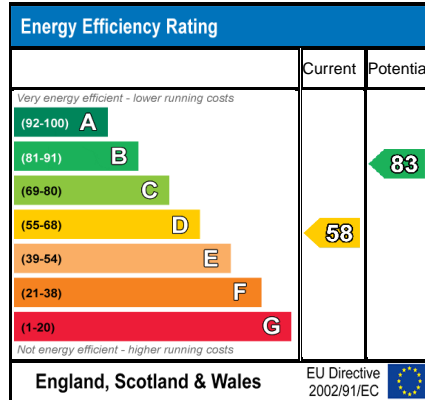
The property is not known to be affected by mining but given Newcastle's rich mining heritage this must be checked by your conveyancer prior to exchange of contracts.

Utilities

The property is connected to mains water, drainage, gas, electricity and high speed broadband.

Outside

Driveway and garden to front. Westerly rear garden with lawn and patio areas. Three garden sheds.

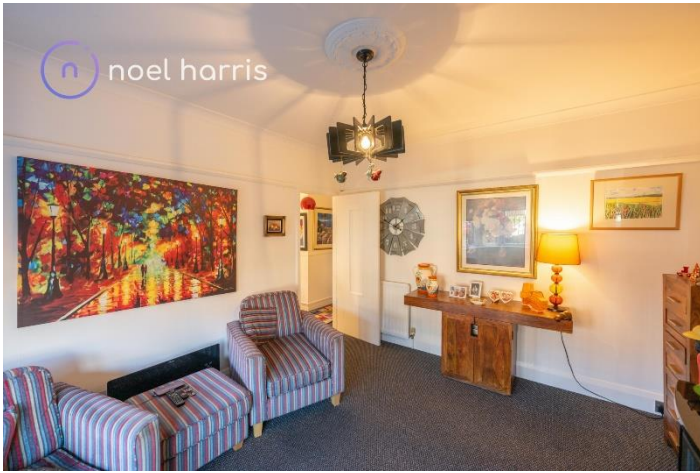




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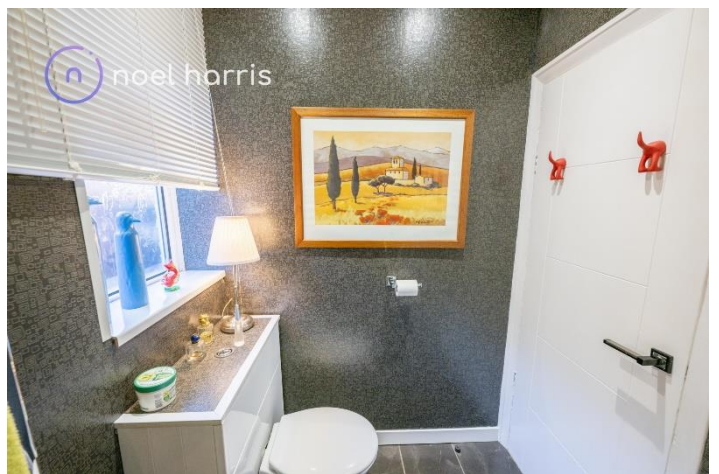
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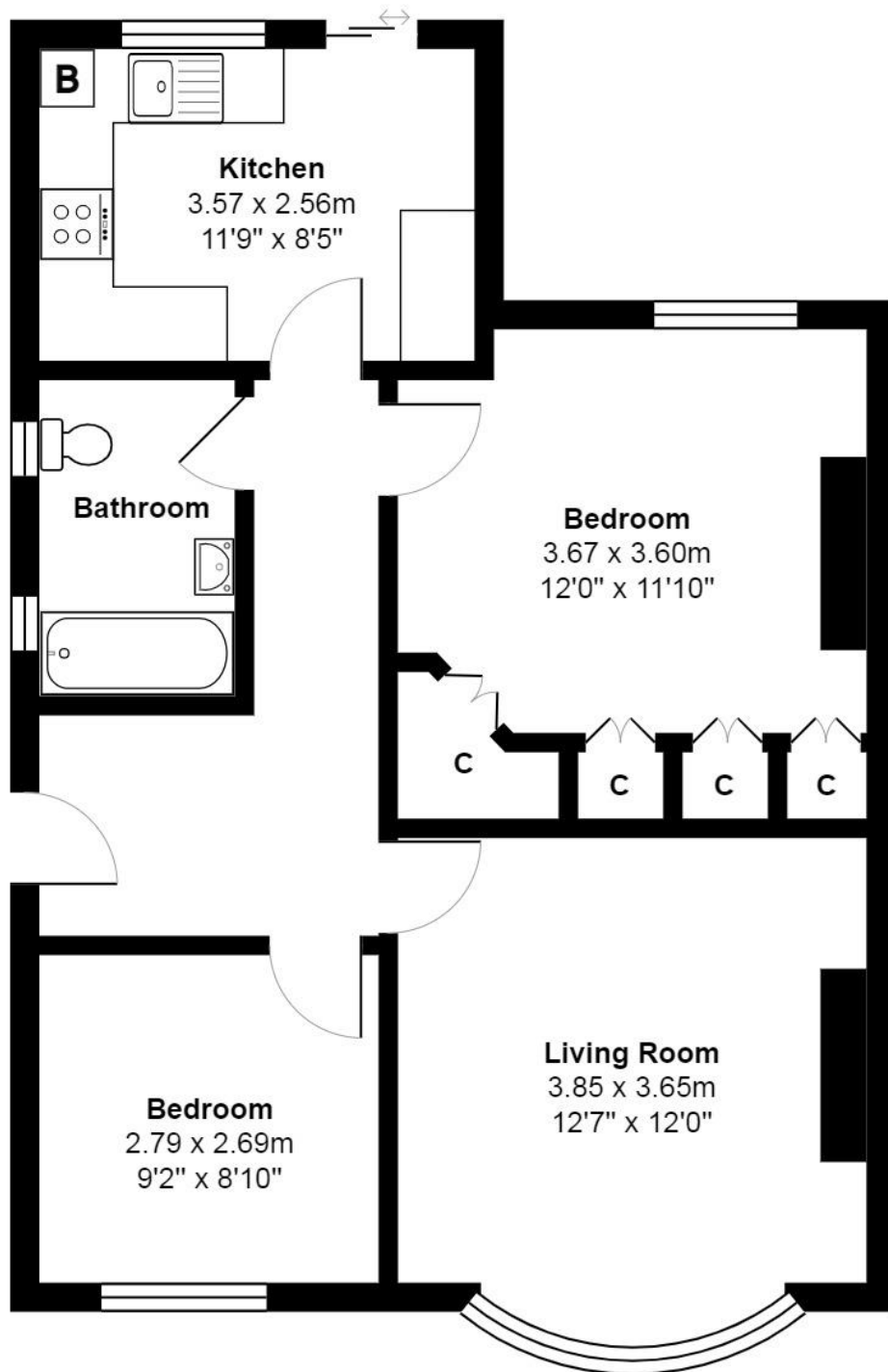


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Allerton Gardens



Total Area: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.