



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46   E
21-38	F	31   F	
1-20	G		

*Let's point you in the right.....* **DIRECTION**

- 4 x Bedroom Semi-Detached Bungalow in the centre of Newcastle
- Convenient to all local amenities and schools
- Double-glazed windows, O.F.C.H, Detached garage

Offers in the region of £175,000



## ACCOMMODATION

(All measurements are approximate)

This 4 x Bedroom Semi-Detached bungalow is situated just off the main Shimna Road in the town. The property would benefit from modernisation throughout.

### LIVING ROOM:

12'1" x 12'1" (3.69 x 3.69m into bay)

### BEDROOM 1:

11'1" x 8'11" (3.40 x 2.74m at widest)

### BEDROOM 2:

11' x 9'8" (3.37 x 2.95m at widest)

### BEDROOM 3:

11 x 7'3" (3.37 x 2.22m at widest)

### BEDROOM 4:

7'9" x 5'10" (2.37 x 1.79m at widest)

### BATHROOM:

8'8" x 6'5" (2.68 x 1.98m at widest)

### REAR EXTENSION:

28'3" x 18'1" (8.62 x 5.50m at widest)

Rear extension to include Open-plan Living area with central brick fireplace, Dining area and Kitchen with high & low level units

### EXTERNAL:

Gardens to front and rear with wall surround, detached garage, tarmac driveway.

**Rates payable for rating year 2023/24 = £1,155.38**

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

