



Cragleas | Hobson | Newcastle Upon Tyne | NE16 6EH

Rare to the market a well presented two bedroom link detached bungalow. The accommodation comprises a porch, lounge, inner hallway, two double bedrooms, shower room, kitchen and a large conservatory overlooking a South West facing rear garden. Garage and off street parking. Freehold tenure, Council Tax band B, EPC rating C (69). Virtual Tours available on our website.

£185,000

- Two-bedroom link detached bungalow.
- 2 double bedrooms
- Conservatory
- Gardens to front and rear
- Garage and driveway



Property Description

PORCH

4' 3" x 3' 4" (1.32m x 1.04m) Composite double glazed entrance door, wood flooring and a glazed door to opens to the lounge.

LOUNGE

14' 1" x 13' 0" (4.30m x 3.98m) Feature marble fire surround with matching inlay, hearth and an electric fire. Oak flooring, uPVC double glazed windows, central heating single radiator, room thermostat, coving, TV aerial, telephone point, satellite TV cables and a glazed door to the inner hallway.

INNER HALLWAY

Wood flooring, airing cupboard housing the gas combi central heating boiler, single panelled radiator, loft access hatch (with pull down ladder and part boarded for storage) and doors leading to the bedrooms, bathroom and kitchen.

BEDROOM 1 (TO THE FRONT)

17' 1" x 8' 8" (5.22m x 2.66m) Fitted wardrobes with sliding doors, uPVC double glazed window and a central heating single radiator.

BEDROOM 2 (TO THE REAR)

10' 7" x 8' 8" (3.24m x 2.65m) Fitted wardrobes with sliding doors, uPVC double glazed window and a central heating single radiator.

SHOWER ROOM/WC

7' 5" x 4' 9" (2.27m x 1.47m) A white suite featuring a glazed cubicle with thermostatic shower, Wash basin with base storage, WC, chrome towel radiator, uPVC double glazed window, wall cabinet, fully tiled Travertine walls, PVC panelled ceiling with inset spotlights.

KITCHEN

13' 5" x 7' 9" (4.11m x 2.38m) A lovely kitchen fitted with a range off wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, inset halogen hob with illuminated extractor canopy over. Integrated dishwasher, plumbed for a washing machine. Stainless steel sink with mixer tap, PVC panelled ceiling with inset spotlights, single radiator and twin glazed doors open to the conservatory.

CONSERVATORY

7' 0" x 15' 3" (2.15m x 4.67m) A generous space overlooking the rear garden with uPVC double glazed windows, roof and French doors.

EXTERNAL

TO THE FRONT

Open lawn, paved patio driveway and side path with wrought iron gate leading to the rear. Security light.

TO THE REAR

A South West facing garden with timber decking and steps to a lawn garden and paved patio. Timber shed, enclosed by fencing.

GARAGE & PARKING

17' 10" x 9' 0" (5.45m x 2.76m) An attached garage with up and over door, power points, lighting and a vaulted ceiling which could be utilised for storage.

HEATING

Gas fired central heating via combination boiler (installed January 2024) and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band B.

BROADBAND SPEEDS

According to Ofcom average download speed of the fastest package currently available at this postcode is classed as Super-fast 61 Mbs. Suitable for web & social, video calls, streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

VIEWINGS

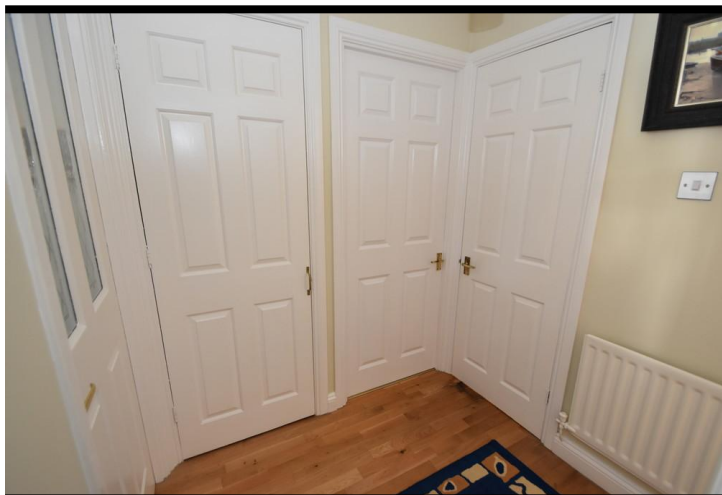
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
83.3 sq.m. (897 sq.ft.) approx.



TOTAL FLOOR AREA: 83.3 sq.m. (897 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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