



## 2 bed semi-detached bungalow to buy in NE38

Biddick Lane, Washington, Tyne and Wear, NE38 8AA

**£160,000** Starting Bid

 x2  x2  x2

Tenure

**Freehold**

## Property features

- ✓ Extended Bungalow
- ✓ Semi-Detached Home
- ✓ Two Double Bedrooms
- ✓ Private South Facing Garden
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pending Auction date...

**\*\*EXTENDED BUNGALOW\*\*TWO DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH WALK-IN WARDROBE & EN-SUITE\*\*FIVE PIECE BATHROOM\*\*WEST FACING REAR GARDEN\*\*DRIVEWAY & GARAGE\*\*SOUGHT AFTER LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented two bed, semi-detached bungalow located on the highly desirable area of Biddick Lane, Washington. Perfectly positioned within close proximity to local shops and other amenities, fantastic public transport links and major road links via the A1(M). Also within walking distance to an array of popular schools, Holley & Princess Anne Park. As well as being a short drive to 'The Galleries Retail Park', Sunderland & Newcastle City Centres.

This impressive home is spacious throughout and briefly consists: Entrance/hallway, spacious lounge, dining room, an extended kitchen, the principal bedroom, which has also been extended to add a walk-in wardrobe and en-suite, there is a further double bedroom and a five piece bathroom. Externally there is a front garden with a driveway leading to the garage, to the rear there is a private West facing garden.

Early viewing is highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, both bedrooms and a five piece bathroom.

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## Lounge

4.97m x 3.86m (16'3" x 12'7")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bay window. The lounge also gives open flow access to the dining room.



## Dining Room

3.38m x 5.55m (11'1" x 18'2")

The diner has carpet flooring, a parquet flooring area, three radiators, an internal door leading to the rear porch and patio doors giving access to the rear garden.



## Kitchen

7.16m x 2.25m (23'5" x 7'4")

Extended kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, two stainless steel sink units, plumbing for a washing machine, space for a dryer, an integrated oven and gas hob. Vinyl flooring, partly tiled walls, a radiator, three double glazed windows and an external door leading to the rear garden



## Principal Bedroom

5.52m x 2.72m (18'1" x 8'11")

A double bedroom with carpet flooring, fitted wardrobes, a radiator and a sky light. The bedroom also gives access to a walk-in wardrobe with an en-suite.



## Walk-in Wardrobe

4.96m x 2.71m (16'3" x 8'10")

The walk-in wardrobe has an en-suite, laminate flooring, a radiator, an internal door leading to the rear porch and an external door giving access to the rear garden.



## En-suite

2.22m x 0.83m (7'3" x 2'8")

Convenient en-suite with a shower cubicle, hand wash basin and W.C. Laminate flooring, partly tiled walls, UPVC cladded splash back and a vanity unit.



## Bedroom Two

3.33m x 3.67m (10'11" x 12'0")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bathroom

4.13m x 2.07m (13'6" x 6'9")

Five piece bathroom benefiting from a panelled bath, shower cubicle, hand wash basin, W.C and a bidet. Laminate flooring, tiled walls, a vanity cupboard, heated towel rail and double glazed window.



## Rear Porch

1.59m x 1.87m (5'2" x 6'1")

The rear porch has tiled flooring and patio doors leading to the rear garden.



## Front External

*4.19m x 2.57m (13'8" x 8'5")*

Externally to the front there is front garden laid to lawn with mature bushes, a driveway and garage (123'8 x 8'5). The garage area gives access to a corridor lading to the rear garden .



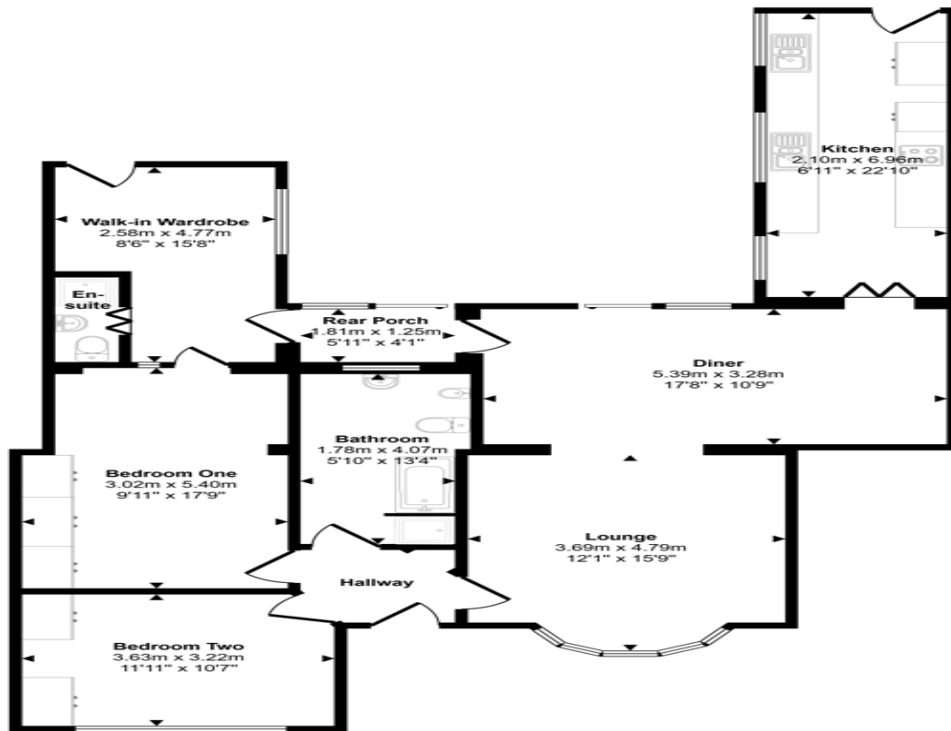
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## Rear External

Externally to the rear lies a private West facing garden laid to lawn with mature bushes and two Cox's Pippin Heirloom Apple Trees, there is also patio area adjacent to the property. The rear garden has the bonus of not being overlooked and a workshop.



Approx Gross Internal Area  
108 sq m / 1160 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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**TBC**<http://www.norfolkpropertyauctions.com>

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