Hegartys
SALES & LETTINGS



2 Bedrooms

Nestled within one of Newbottle's most desirable and sought-after locations this stunning two-bedroom dormer semi-detached bungalow offers a rare opportunity to acquire a beautifully presented home combining spacious, versatile accommodation with stylish modern living. Boasting an abundance of character and unique features throughout this exceptional property is certain to impress from the moment you step inside.

The accommodation is flooded with natural light, large bright and airy rooms creating a warm and welcoming atmosphere throughout. The current owner has lovingly maintained and significantly improved the property including the installation of a beautiful contemporary fitted kitchen, a stylish modern bathroom and a superb conservatory providing additional living space with lovely views over the garden and the perfect place to relax all year round.

The spacious layout offers flexible accommodation ideal for a range of buyers with two generous bedrooms, the master bedroom located within the impressive dormer extension creating a wonderful principal bedroom or private guest suite.

Externally, the property continues to impress with attractive gardens and the added convenience of allocated parking for two vehicles to the rear of the property (annual charge of £120 per parking space).

Ideally positioned within the ever-popular village of Newbottle residents can enjoy a peaceful setting while remaining close to local shops, reputable schools, excellent transport links and a wide range of amenities.

Finished to an exceptional standard throughout and offering a unique blend of style, space and versatility this truly outstanding home is one not to be missed.

Early viewing is highly recommended to fully appreciate the quality, character and generous accommodation this beautiful property has to offer.

Dunholme
Newbottle, DH4

Offers in the region
£265,000
EPC Rating: C

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception:
15'3" x 10'8" (4.65m x 3.25m)
Carpeted Flooring, UPVC Bay Window, Log Burner, Radiator

Dining Room:
11'3" x 10'9" (3.43m x 3.28m)
Carpeted Flooring, UPVC Window, Radiator

Kitchen:
11'5" x 15'5" (3.48m x 4.7m)
Laminate Flooring, UPVC Window, UPVC Door, Wood effect Worktops, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Integrated Washing Machine, Fridge Freezer and Dishwasher, Radiator

Conservatory:
9'11" x 10'8" (3.02m x 3.25m)
Laminate Flooring

Master Bedroom:
9' x 14'1" (2.74m x 4.3m)
Carpeted Flooring, UPVC Window, Wardrobes, Spotlights, Radiator

Bedroom Two:
9'1" x 11'3" (2.77m x 3.43m)
Carpeted Flooring, UPVC Window, Radiator





For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









Bathroom One:
8'10" x 10'5" (2.7m x 3.18m)
LVT Flooring, UPVC Window, W/C, Washbasin with Mixer Tap and Vanity Unit, Walk In Shower, Spotlights, Towel Radiator

Bathroom Two:
5'3" x 10'11" (1.6m x 3.33m)
Tiled Flooring, Cladded Walls, UPVC Window, W/C, Panelled bath with Overhead Shower, Washbasin with Mixer Tap and Vanity Unit, Spotlights, Radiator

EPC: C

Council Tax Band: C, Sunderland

Tenure: Freehold

Parking: Two vehicles to the rear (annual charge of £120 per space)

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are:
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.







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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract