



## Deneway, Lockhaugh, Rowlands Gill, Tyne and Wear, NE39 1BD

**\*\*\*CHAIN FREE\*\*\*** This two bedroom detached bungalow situated in a quiet cul-de-sac in the popular village of Lockhaugh is in need of some updating but would suit a wide range of buyers. The property briefly comprises of lounge, kitchen, utility area, two bedrooms, conservatory and wet room W/C. There is storage available in the loft. Externally, the property benefits from wrap around gardens, and a driveway leading to detached garage. This property is likely to prove very popular so an early viewing is recommended. EPC Rating E.

**\*\*\*CHAIN FREE\*\*\***

**Detached Bungalow**

**Two Bedrooms**

**In Need Of Some Updating**

**Driveway, Garage & Gardens**

**EPC Rating E**

**Offers Over £180,000**

**Lounge** 13' 3" x 12' 5" (4.03m x 3.79m)

Feature fireplace.

**Kitchen** 14' 4" x 8' 11" (4.36m x 2.72m)

Fitted with a range of wall and base units, space for freestanding appliances. Cupboard housing gas fired combi boiler.

**Utility** 8' 6" x 4' 1" (2.59m x 1.24m)

Door to garden. Space for washing machine/tumble dryer.

**Bedroom 1** 10' 9" x 10' 5" (3.28m x 3.18m)

**Bedroom 2** 10' 4" x 8' 0" (3.14m x 2.43m) max

Fitted wardrobes.

**Wet Room** 8' 4" x 5' 8" (2.54m x 1.73m)

Shower, wash basin, W/C.

### Externally

Wrap around gardens including lawn, patio, mature shrubs, greenhouse and shed. The property comes with fitted ramps to allow wheelchair access but these could be removed if required. Driveway leading to detached garage.

**Garage** 15' 11" x 9' 4" (4.85m x 2.85m)

Light and power. PLEASE NOTE - there is currently a single door rather than a garage door. In order to store a car/larger items, a garage door would need to be added.

### Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



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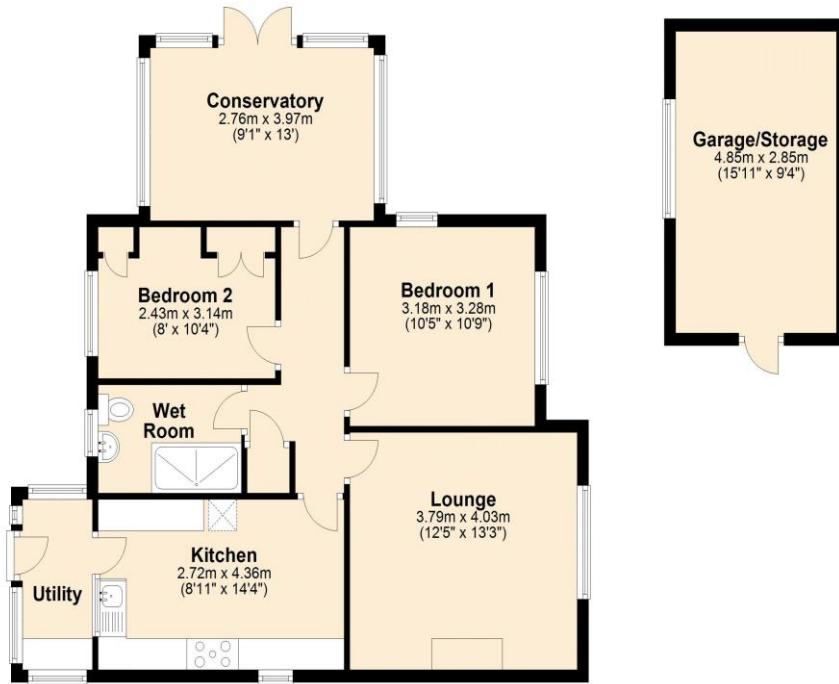


**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

# Floorplan

## Ground Floor



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