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## **16 Bosworth Gardens, Heaton, Newcastle upon Tyne, NE6 5UN**

- . An attractive 2 bedroom semi-detached bungalow
- . Living room
- . Dining room
- . Conservatory
- . Combi central heating
- . UPVC double glazing throughout
- . Garden to rear
- . EPC rating D
- . Early viewing recommended

**£240,000** Offers in the region of

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**0191 265 9339**

To the market we offer this fantastic 2 bedroom semi-detached bungalow in the sought after location of Bosworth Gardens. The property benefits from UPVC double glazing, a south facing rear garden and drive on parking to front. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to front, carpet flooring, double radiator, loft hatch.

**LOUNGE** 3.7m x 3.4m  
Carpet flooring, gas fire with marble hearth and timber surround, double radiator, bayonet lighting, wallpapered walls and ceiling.

**CONSERVATORY** 2.3m x 3.6m  
UPVC double glazing throughout, laminate flooring, ceiling fan.

**DINING ROOM** 3.1m x 2.9m  
Carpet flooring, dado rail, double radiator, UPVC double glazed corner window to side/rear, bayonet lighting.

**KITCHEN** 2.4m x 2.9m  
Base and wall units in walnut with laminate worktops, stainless steel sink unit, built in electric cooker, built in electric hob, extractor hood, tiled to all walls, tiled flooring, UPVC double glazed window to rear, strip spotlight bar, plumbed for washing machine, door to utility.

**UTILITY** 1.6m x 1.5m  
Tiled flooring, UPVC double glazed window to side, UPVC door to rear.

**BEDROOMS**

1) 2.7m x 4.4m  
UPVC double glazed bay window to front, carpet flooring, double radiator, artex ceiling, wallpapered walls, bayonet lighting.

2) 2.7m x 4.2m  
Carpet flooring, UPVC double glazed bay window to front, built in wardrobes, double radiator, wallpapered walls and ceiling, bayonet lighting.



SHOWERROOM/  
WC 2.1m x 1.5m  
Shower cubicle with electric shower, tiled to all walls, tiled flooring, panelled ceiling, low level WC, pedestal washbasin, UPVC double glazed windows x2, towel rail, bayonet lighting.

HEATING Combi gas central heating boiler.

DOUBLE  
GLAZING UPVC double glazing throughout.

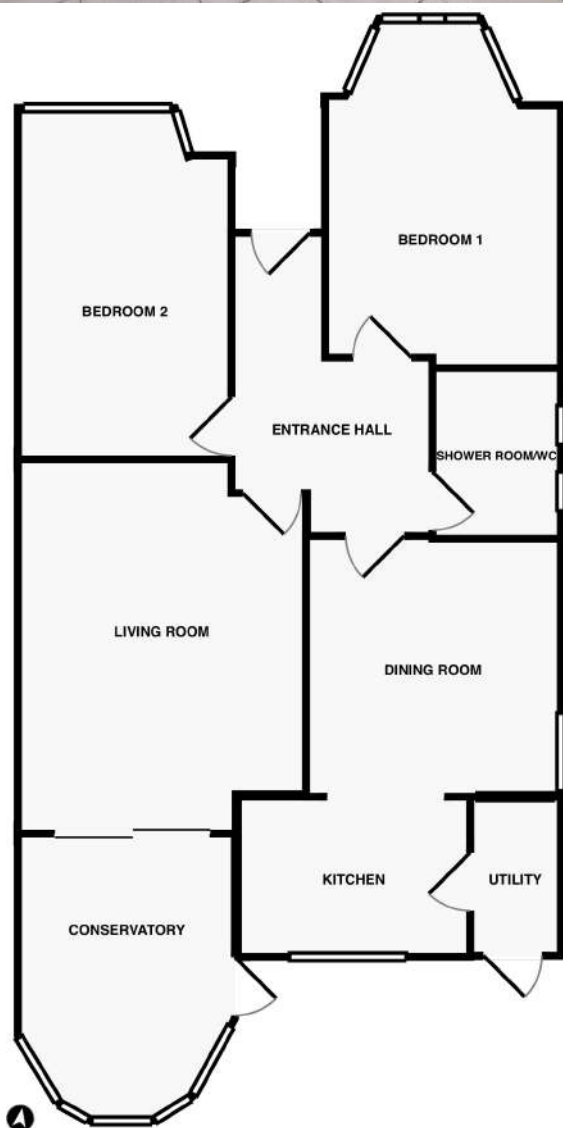
EXTERNAL Drive on parking to front, paved area to front with steps.  
South facing rear garden with lawn, patio, fence, shed

TENURE Freehold.

ADDITIONAL

VIEWING By appointment with Ron Breen Estate Agents.





**ENTRANCE FLOOR**  
**APPROX FLOOR AREA 75.9m<sup>2</sup>**

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

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16 Bosworth Gardens, NEWCASTLE UPON TYNE NE6 5UN		Energy rating <b>D</b>
Valid until <b>28 May 2035</b>	Certificate number <b>7635-2225-9200-0561-3226</b>	

Property type: Semi-detached bungalow

Total floor area: 70 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)