

**20 WARKWORTH CRESCENT
NEWCASTLE UPON TYNE NE3 3JA
£174,000**



- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **LOUNGE DINER & KITCHEN**
- **SHOWER ROOM WC**
- **FRONT GARDEN & DRIVEWAY PARKING**
- **GENEROUS CAR PORT & ATTACHED GARAGE**
- **REAR GARDEN**
- **NO UPPER CHAIN**
- **EPC RATING E**

This semi detached bungalow is perfectly located in a sought after residential setting with no upper chain.

It displays a variety of features and is ideal for a range of buyers.

This two bedroom property comprises lounge diner, kitchen, two bedrooms, shower room WC.
Externally: front garden, driveway parking, car port, attached garage, rear garden.

The huge potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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ENTRANCE HALLWAY

Enter through UPVC front door with obscured glass panel to entrance hallway with built in cloaks cupboard, single radiator and door to lounge diner.

LOUNGE DINER

19'8" x 15'11"

(measurements into recess)

The good sized lounge diner is front facing with ceiling coving, two UPVC double glazed windows, built in low level storage unit and tiled hearth with wall mounted gas fire. Double radiator and TV point.

KITCHEN

8'4" x 8'3"

Kitchen benefiting from wall, base and drawer units with contrasting worktops incorporating single bowl sink with mixer tap, drainer and tiled splash backs. There is space for washing machine, two built in storage cupboards and UPVC double glazed window. UPVC double glazed door with obscured glass panel leading to car port.



REAR HALLWAY

With storage cupboard and doors to bedrooms one and two and bathroom WC.

BEDROOM ONE

13'1" x 9'6"

(measurements not including wardrobes)

Bedroom one is rear facing with UPVC double glazed window, fitted wardrobes to one wall and single radiator.

BEDROOM TWO

9'9" x 9'2"

(measurements not including wardrobes)

Bedroom two is rear facing with UPVC double glazed window, fitted wardrobes to one wall and single radiator.

SHOWER ROOM WC

6'4" x 5'4"

Bathroom complete with walk in double shower enclosure, pedestal wash basin and low level WC. There are tiled walls, chrome heated towel warmer and UPVC double glazed obscured window.

CAR PORT

23'8" x 7'10"

With perspex roof, built in coal cupboard, electric up and over garage door and double doors leading to garage.

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GARAGE

16'10" x 7'10"

Attached garage with power, water tap and timber door to rear garden.

FRONT GARDEN

Gravelled front garden with small lawn boundary, block paved driveway parking and a low walled boundary.

REAR GARDEN

The rear garden is private and laid to lawn with planted borders and fenced boundary with gated access to rear of property.



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		48
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		42
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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