



## 3 bed semi-detached bungalow to buy in NE9

Uplands Way, Springwell Village,  
Gateshead, Tyne and Wear, NE9 7NQ

**£280,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached Bungalow
- ✓ Three Bedrooms
- ✓ Recently Renovated
- ✓ Gas Central Heating
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This recently renovated and spacious three bedroom semi detached bungalow offers excellent accommodation for a wide range of buyers, from families to those seeking the convenience of single level living.

The property boasts an impressive range of improvements, including a replacement roof, complete rewire, cavity wall insulation, replacement windows and a new boiler. These works have all been carried out recently, with many still benefiting from guarantees, details of which are available on request. Further highlights include a stylish refitted kitchen and bathroom featuring a walk in shower, along with a high standard of decoration throughout.

Occupying a generous corner plot, the property enjoys attractive gardens to the front, side and rear. There is also a detached garage measuring over 22 feet in length, providing ample parking as well as space for a workshop area.

Situated in a highly regarded location, the property benefits from excellent access to well respected schools, local amenities and major road links, making it ideal for commuters and families alike.

The accommodation briefly comprises an entrance porch leading into the reception hall, a spacious lounge, kitchen diner, three bedrooms all fitted with wardrobes and a modern bathroom with a walk in shower.

Externally, the attractive gardens surround the property, while the detached garage and driveway are located to the rear.

This is a true credit to the current owner and only an internal inspection will fully reveal the quality, space and presentation on offer.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £280,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Porch

UPVC double glazed and UPVC double doors leading to the hallway

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## Reception Hall

Decorative wood wall paneling, radiator, two built in cupboards with oak type doors



## Lounge

4.10m x 6.20m (13'5" x 20'4")

Two radiators, oak type door, modern wall mounted feature electric fire with tiled hearth, UPVC double glazed window



## Kitchen/Diner

3.60m x 4.20m (11'9" x 13'9")

Fitted in light grey wall and base units, with integrated fridge and freezer, ceramic hob with extractor over and built in electric oven and tiled splashbacks, co;our coordinated sink and drainer, cupboard housing a Worcester combi boiler, space for an automatic washing machine, radiator, composite double glazed door and UPVC double glazed window, oak type door



## Bedroom One

4.00m x 3.30m (13'1" x 10'9")

Fitted wardrobes, radiator, UPVC double glazed window, oak type door



## Bedroom Two

2.40m x 3.30m (7'10" x 10'9")

Fitted wardrobes, radiator, UPVC double glazed window, oak type door



## Bedroom Three

3.00m x 2.80m (9'10" x 9'2")

Fitted wardrobes, radiator, UPVC double glazed window, oak type door



## Bathroom

2.40m x 1.90m (7'10" x 6'2")

Three piece suite comprising a step in shower unit with glazed screen and electric shower, WC and wash basin set to a vanity unit, cladding to the walls, chrome heated towel rail



## Detached Garage

6.80m x 3.00m (22'3" x 9'10")

With personal door to the garden

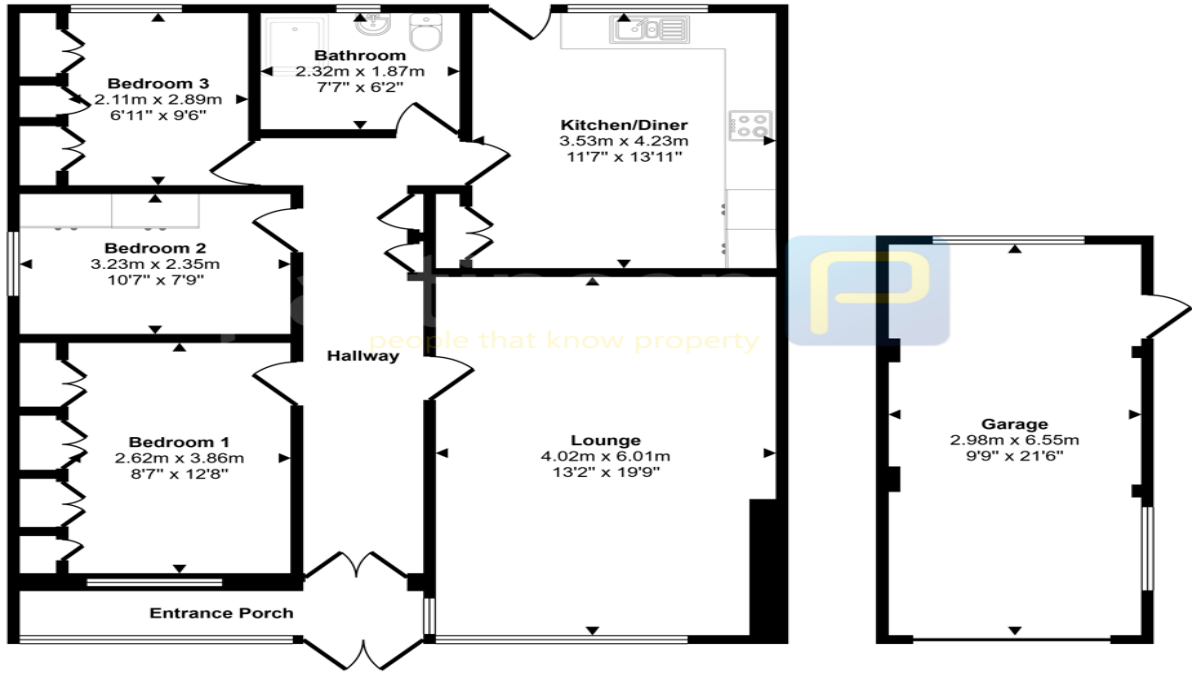


## External

There are pleasant gardens to the front side and rear with a driveway leading to the garage



Approx Gross Internal Area  
112 sq m / 1207 sq ft



Floorplan  
Approx 93 sq m / 996 sq ft

Garage  
Approx 20 sq m / 211 sq ft

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 |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92-100) <b>A</b>                           |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | 82        |
| (69-80) <b>C</b>                            |  | 72                         |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England, Scotland & Wales                   |  | EU Directive<br>2002/91/EC |           |

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