



Laurel Avenue | Fawdon | NE3 2RP

Offers Over £175,000



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**Traditional double-fronted
bungalow**

Pleasant cul-de-sac position

Two bedrooms

Two reception rooms

**Private westerly-facing
garden**

**Easy walking distance of local
shops & amenities**

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A traditional double-fronted bungalow occupying a pleasant cul-de-sac position within this popular residential area. The property offers generous and flexible accommodation and benefits from a private westerly-facing garden and driveway. It is conveniently positioned within walking distance of local shops, amenities, and excellent bus and Metro links.

The accommodation briefly comprises an entrance porch leading to the inner hallway. To the front of the property is a spacious sitting room and the principal bedroom, both featuring attractive bay windows. To the rear is a dining room with a feature fireplace, a second bedroom, a family bathroom with shower, and a fitted kitchen.

Externally, there is a private westerly-facing rear garden with a patio and paved seating area, while a driveway to the front provides off-street parking. The property further benefits from double glazing and gas-fired central heating throughout.

ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Double glazed entrance door, access to roof space, double radiator.

SITTING ROOM 12'1 (into bay) x 13'9 (into alcove) (3.68 x 4.19m)

Double glazed bay window to front, fireplace, marble inset and hearth, picture rail, coving to ceiling, radiator.

DINING ROOM 13'10 (into alcove) x 12'2 (4.22 x 3.71m)

Double glazed window to rear, fireplace, marble inset and hearth, picture rail, coving to ceiling, ceiling rose, radiator.

KITCHEN 12'1 x 8'10 (3.68 x 2.69m)

Fitted with a range of wall and base unit, single drainer, built in double oven, built in electric hob, space for washing machine, tiled floor, tiled splash back, double glazed window, double glazed door.

BEDROOM ONE 12'4 (max into bay) x 11'7 (to wardrobes) (3.76 x 3.53m)

Double glazed bay window to front, cupboards over, fitted Cavendish wardrobes

BEDROOM TWO 12'1 x 9'9 (3.68 x 2.97m)

Double glazed window to rear, fitted wardrobes, cupboards over, radiator.

BATHROOM/W.C.

Panelled bath, pedestal wash hand basin, step in shower cubicle with electric shower, low level WC, tiled walls, radiator, double glazed frosted windows to rear.

FRONT GARDEN

Mainly paved, gravelled area, driveway.

REAR GARDEN

Laid mainly to lawn, patio, westerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

GS00016330.DJ.PC.24/09/26.V.1

WAITING ON EPC RATING

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