



Aldeburgh Avenue, Lemington Rise

- Detached bungalow
- Two bedrooms
- Conservatory
- Shower room/W.C
- Detached garage
- Front and rear gardens

£210,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Aldeburgh Avenue, Lemington Rise, NE15 8TA

Presenting a superb, detached bungalow for sale, boasting a host of impressive features and an impressive location. This property internally comprises an entrance hall, lounge, fitted kitchen, conservatory, shower room/W.C and two bedrooms, providing ample space for a small family or a couple. Externally there are front and rear gardens. The front is mainly block paved providing off street parking for multiple vehicles. The rear is low maintenance with decked area. There is also a spacious detached garage and workshop which has multiple power points, strip lighting and shelving.

The property sits in a highly desirable location with excellent access to public transport links, making commuting a breeze. Additionally, it is conveniently located near reputable schools, making it an excellent choice for those with children. Local amenities are also within easy reach, providing everything you need right on your doorstep.

This detached bungalow is a rare find in the current market, offering a blend of spacious accommodation, unique features, and a prime location. It is a property that truly needs to be seen to be fully appreciated. Arrange a viewing today to avoid missing out on this fantastic opportunity.

Entrance Hall
Central heating radiator.

Kitchen 8' 8" Max x 7' 2" Max (2.64m x 2.18m)
Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, integrated gas hob with oven below and stainless steel extractor hood over, fridge/freezer, central heating boiler and a double glazed window to the rear.

Shower room/W.C
Fitted with a three piece white coloured suite comprising low level w.c, pedestal wash hand basin, double shower cubicle, central heating radiator, part tiled walls and a double glazed window.

Lounge 17' 11" Max x 10' 5" Max (5.46m x 3.17m)
Double glazed window to the front, central heating radiator, television point and loft access.

Bedroom One 10' 5" Including wardrobes x 8' 5" Plus wardrobes (3.17m x 2.56m)
Double glazed window to the front, central heating radiator and wardrobes.

Bedroom Two 10' 5" Max x 7' 2" Max (3.17m x 2.18m)
Double glazed door to conservatory and a central heating radiator.

Conservatory 14' 5" Max x 7' 2" Plus door recess (4.39m x 2.18m)
Central heating radiator, laminate flooring, double glazed windows and double glazed doors leading to the rear garden.

Externally

Front Garden
Front gravelled garden with block paved drive to the side leading to the garage.

Rear Garden
Secluded rear garden with gravel and decked areas.

Detached Garage and workshop 23' 9" x 13' 6" (7.23m x 4.11m) Door width 11' 7" (3.53m)
Remote controlled up and over door, shelving, multiple plug sockets and 4 strip lights.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Mains – Gas
Broadband: BT internet cable
Mobile Signal Coverage Blackspot: No
Parking: Off street parking and

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

EPC RATING: D
COUNCIL TAX BAND: C

WD7994/BW/EM/08.01.2025/V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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