



## 2 bed semi-detached bungalow to buy in NE12

Crescent Way North, Newcastle upon Tyne, Tyne and Wear, NE12 9AR

**£215,000** Offers Over

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Sought-After Residential Location
- ✓ Driveway Providing Off-Street
- ✓ Two Bedroom Bungalow With Driveway And Garage
- ✓ Large, Well-Equipped Kitchen
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to welcome to the market this charming two-bedroom bungalow, ideally located on the ever-popular Crescent Way North in Newcastle upon Tyne. Situated within a highly sought-after residential area, this lovely home offers well-proportioned accommodation throughout and is perfectly suited to a range of buyers.

Externally, the property benefits from a driveway providing off-street parking, along with a beautifully maintained rear garden which is partly decked and partly paved—ideal for both relaxing and entertaining. The garden also offers access to a detached garage located to the rear.

Internally, the property is well presented and thoughtfully laid out. The spacious living room features a large bay window allowing plenty of natural light to flow through, along with a feature fireplace creating a cosy focal point. There is a separate dining room/second reception room, complete with an archway leading through to the kitchen and a large window with a radiator beneath.

The kitchen itself is generously sized and fitted with a range of complementary wall and base units with worktops, integrated oven and hob, and ample cupboard space.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a large window, while the second bedroom also offers a good amount of space and natural light.

This fantastic bungalow is located in a desirable area and early viewing is highly recommended to fully appreciate the accommodation on offer.

To arrange a viewing or for more information, please contact Pattinson Estate Agents on 0191 215 0677 or email: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £215,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## External

The property benefits from a driveway to the front, providing convenient off-street parking.



## Living Room

4.82m x 3.65m (15'9" x 11'11")

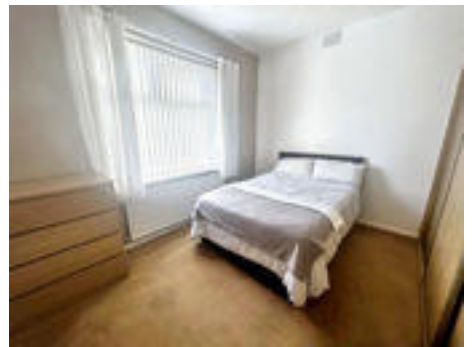
A spacious and well-presented living area featuring a large bay window allowing for plenty of natural light, along with a feature fireplace creating a cosy focal point.



## Bedroom 1

3.62m x 3.25m (11'10" x 10'7")

A well-proportioned principal bedroom featuring built-in wardrobes for convenient storage and a large window allowing for plenty of natural light.



## Kitchen

4.46m x 3.39m (14'7" x 11'1")

A generously sized kitchen fitted with a range of complementary wall and base units with work surfaces, integrated oven and hob, and ample cupboard storage throughout.



## Dining Room

3.04m x 4.47m (9'11" x 14'7")

A versatile additional reception space with a large window and radiator beneath, offering ample room for dining or alternative use. An archway leads seamlessly through to the kitchen.



## Bedroom 2

2.99m x 3.10m (9'9" x 10'2")

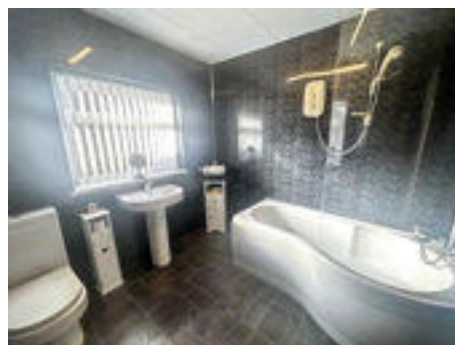
A good-sized second bedroom with a large window, offering flexible use as a guest room, home office or additional living space.



## Bathroom

2.43m x 2.61m (7'11" x 8'6")

A great-sized bathroom fitted with a three-piece suite comprising of a low level WC, hand wash basin and bath with shower over. The space is finished with a combination of tiling and wall panelling, creating a stylish and modern feel.



## Garden



## Garage

To the rear is a lovely, well-maintained garden which is partly decked and partly paved—ideal for outdoor seating and entertaining. The garden also provides access to a detached garage, offering additional storage or parking space.

Approx Gross Internal Area  
85 sq m / 914 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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