



2 bed bungalow to buy in NE37

Herdinghill, Washington, Tyne and Wear,
NE37 1LA

£150,000 Starting Bid

🏠 x2 🚗 x1 🚪 x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ To be sold Via online Auction
- ✓ No Upper Chain
- ✓ Two bedroom
- ✓ Bungalow
- ✓ EPC Rating B

Key Information

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

Description

Situated in a highly sought-after residential area, this well-positioned two-bedroom bungalow at 12 Herdinghill, Washington offers comfortable and practical living accommodation ideal for a range of buyers.

Property is to be sold as seen

The accommodation briefly comprises a spacious lounge, kitchen, two well-proportioned bedrooms, and a bathroom. The layout is ideal for downsizers, first-time buyers, or those seeking the convenience of bungalow living.

Externally, the property benefits from gardens to the front and rear, a driveway providing off-street parking, and a garage, adding further practicality and appeal.

The property also benefits from the addition of solar panels, helping to improve energy efficiency and reduce running costs — an increasingly valuable feature for modern homeowners seeking more economical and sustainable living.

Ideally located close to local amenities, transport links, and well-regarded schools, the property is perfectly placed for everyday convenience.

An excellent opportunity to acquire a home in a popular location — early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

External



Hallway

Living Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		99
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

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