



### 3 bed bungalow to buy in NE4

Middleton Avenue, Newcastle upon Tyne,  
Tyne and Wear, NE4 9NB

# £180,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Dormer Bungalow
- ✓ Three Bedrooms
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

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

## Description

Situated in the highly desirable residential area of Fenham, this three-bedroom dormer bungalow on Middleton Avenue presents an excellent opportunity to purchase a home in a sought-after location with easy access to local amenities and transport connections. Offering well-proportioned accommodation throughout, the property briefly comprises an entrance hall, spacious lounge, kitchen, bathroom, separate WC, and three bedrooms.

Externally, the property enjoys gardens to the front and rear, with the lovely-sized rear garden offering an excellent degree of outdoor space for families, keen gardeners, or those who enjoy entertaining. A driveway to the front provides convenient off-street parking.

With its popular location, flexible accommodation, and generous plot, this property is sure to appeal to a wide range of prospective purchasers.

Council Tax Band: B

Tenure: Freehold

Price: £180,000

Property Type: Bungalow

Parking: Driveway

Heating: Gas

## Entrance Hall

---

### Lounge

5.20m x 3.70m (17'0" x 12'1")



### Kitchen

3.60m x 3.10m (11'9" x 10'2")



### Master Bedroom

5.10m x 3.70m (16'8" x 12'1")



### Bathroom

1.90m x 1.80m (6'2" x 5'10")



### Separate WC

## Bedroom Three

2.80m x 3.40m (9'2" x 11'1")



---

## Stairs to First Floor

## Bedroom Two

5.50m x 2.90m (18'0" x 9'6")

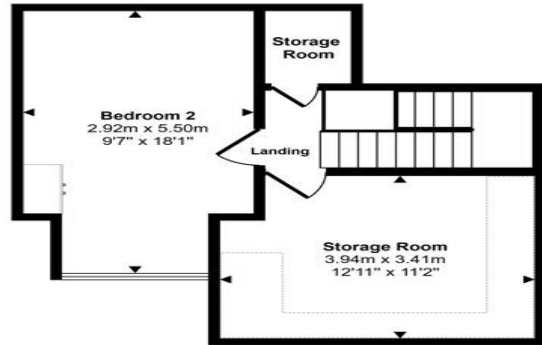
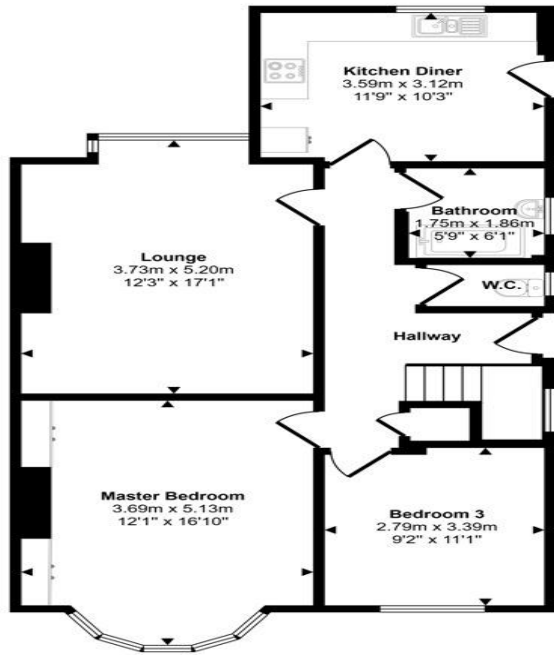


---

## External - Garden to rear.



Approx Gross Internal Area  
111 sq m / 1192 sq ft



Denotes head height below 1.5m

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>                                   |                            | 84        |
| (69-80) <b>C</b>                                   | 70                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (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<br>2002/91/EC |           |

Middleton Avenue, Newcastle upon Tyne, Tyne and Wear, NE4 9NB

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<https://www.alignsurveyors.co.uk/> -