



## 2 bed bungalow to buy in NE12

Ashwood Close, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9PZ

# £160,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Two-bedroom bungalow
- ✓ Low-maintenance rear garden
- ✓ Modern fitted kitchen
- ✓ Sought-After Residential Location
- ✓ EPC Rating D

## Key Information

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

## Description

The property is available for purchase by all buyers; however, residency is restricted to those aged 55 and over.

Pattinson Estate Agents are delighted to welcome to the market this well-presented two-bedroom bungalow, offering comfortable, single-level living in a quiet and desirable setting. The property is tastefully decorated throughout and benefits from a spacious lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom.

Externally, the home boasts a private, low-maintenance rear garden, ideal for relaxing or entertaining. Perfectly suited to a range of buyers including downsizers, first-time buyers, or investors, this charming bungalow is ready to move straight into.

Please note that the current photographs were taken whilst the property was tenanted. Updated images will be provided once the property becomes vacant.

For more information or to arrange a viewing, please contact the Pattinson Forest Hall Branch on 0191 215 0677 and [Forest.Hall@pattinson.co.uk](mailto:Forest.Hall@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: £160,000

Property Type: Bungalow

Parking: Off Street

Heating: Electric

## External

The property benefits from a private position with a pleasant outlook, with off street parking.



## Kitchen

3.08m x 2.77m (10'1" x 9'1")

Modern fitted kitchen with a range of wall and base units, complementary work surfaces, space for white goods.



## Living Room

5.10m x 3.84m (16'8" x 12'7")

A spacious and comfortable living area featuring a large window allowing plenty of natural light, with ample space for furnishings and a cosy atmosphere.



## Bathroom

2.05m x 1.85m (6'8" x 6'0")

Contemporary bathroom suite comprising of a bath with overhead shower, wash hand basin, and WC, finished with modern fittings.



## Bedroom 1

3.10m x 2.87m (10'2" x 9'4")

A generous double bedroom with space for wardrobes and additional furniture, finished in neutral tones.



## Bedroom 2

2.26m x 3.11m (7'4" x 10'2")

A well-proportioned second bedroom, ideal as a guest room, home office, or additional bedroom.


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## Garden

The enclosed rear garden is designed for ease of maintenance, featuring a combination of decking and artificial lawn, along with planted borders adding character and colour. This space is perfect for outdoor dining, entertaining, or simply relaxing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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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