



## 36 Gloucester Way

Fellgate Jarrow, NE32 4UB

£165,000



Delighted to offer this well cared for, maintained and improved Mid Terraced Bungalow on this ever popular development. The home comes with an enclosed patio garden, has synthetic grass to the front for ease of maintenance and comes with double glazing and gas central heating, the boiler installed around 18 months ago. On offer are two good bedrooms, a fitted kitchen with oven hob, fridge and freezer, a shower room, garage with electric door and parking. A great all round purchase for those downsizing or require single level living. Viewing a must



### Entrance porch

Via a composite front door and through to

### Living room 15'5" x 11'10" (4.70 x 3.62)

With a picture window, feature fire surround with an electric fire, double doors to the inner hall, radiator

### Hall

The loft is accessed from here with hatch and ladder. We are informed the loft has some boarding for storage.

### Kitchen 13'3" x 7'2" (4.05 x 2.20)

Fitted with wall, base units and work surfaces housing a sink unit, electric hob with filter canopy over, oven under, integral fridge and freezer, tiled splash backs, central heating boiler, laminate floor.

### Bedroom 1 18'4" x 8'9" (5.60 x 2.67)

A large main bedroom with radiator

### Bedroom 2 10'0" x 8'0" (3.05 x 2.45)

Radiator

### Shower room

Corner shower enclosure with mixer shower, vanity unit with wash basin, WC, clad walls, spot lights and a towel radiator

### Garage

A single garage to the rear with an electric roller door and courtesy door to the garden. There is additional block paved off street parking.

### External

Pedestrianised frontage with walled garden having synthetic grass for ease of maintenance and a block paved path. To the rear are enclosed patio gardens with access to the garage and parking.

### Note

The freehold purchase is underway so the property title will be freehold upon completion. Council Tax Band B, Mains services, Flood Risk none. Broadband Basic 28 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE good. Three fair.

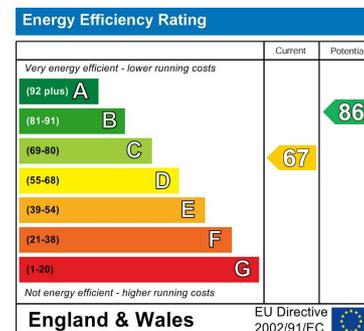
### Area Map



### Floor Plans



### Energy Efficiency Graph



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