

SmartSale

4U



## Rochester Square

, Jarrow NE32 4UY

- Private and enclosed rear garden
  - Neat fitted kitchen
- Bright and spacious lounge
  - Modern family bathroom

**£129,995 Freehold**





## Location

## Full Description

Welcome to this charming 2-bedroom terraced bungalow, a delightful home that offers a perfect blend of comfort and convenience. Nestled in a friendly and well-established neighbourhood, this property is an ideal opportunity for first-time buyers, downsizers, or investors seeking a cozy and manageable living space. Boasting a practical layout, the bungalow presents a harmonious balance between living areas and bedrooms, all on a single level, making it incredibly accessible and easy to maintain.

Step inside to discover a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing with family or entertaining guests. The natural light streaming through the windows enhances the room's airy feel. The reception room flows seamlessly into the kitchen area, which serves as a functional space for meal preparation and daily dining.

The property comprises two well-proportioned bedrooms, each offering ample space for restful nights and peaceful mornings. These rooms can easily accommodate double or single beds and are versatile enough to function as bedrooms, home offices, or hobby rooms depending on your needs. The home is fitted with one family bathroom. Outside, the terraced nature of the bungalow offers a quaint and manageable outdoor space. The garden area is perfect for gardening enthusiasts, providing sufficient space for planting flowers or vegetables, or simply enjoying a sunny afternoon in your own private retreat. The property benefits from a low-maintenance exterior, giving you more time to relax and enjoy your surroundings..

This 2-bedroom terraced bungalow represents a unique chance to acquire a property with tremendous potential. With some thoughtful updates and personal touches, it can be transformed into a warm and welcoming home perfectly suited to your lifestyle. Don't miss out on this opportunity to create the bungalow you've always dreamed of in a vibrant community.

Contact us today to arrange a viewing and explore the possibilities this charming terraced bungalow has to offer. Your new home is waiting!

**1. MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS

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Local Authority  
Council Tax Band **A**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.