



3



1



1

- Deceptively spacious Dorma bungalow
- Immaculately presented
- Refitted ground floor shower room
- Council Tax band C / EPC rating E
- 3 double bedrooms
- Driveway parking for upto 4 cars
- Separate w/c to first floor

- Recently refurbished
- Enclosed west facing rear garden
- Garage and separate workshop

Extremely deceptive 3 double bedroom semi detached Dorma bungalow, situated on the popular residential Hillheads Estate. With gas fired central heating and sealed unit double glazing through our other than the workshop area to the rear of the garage. Immaculately presented throughout and recently refurbished & remodeled internally. The property briefly comprises a large light and airy hallway with a bay window and stairs to the first floor with storage area under. Lounge with a feature fireplace and opening onto a conservatory area which is ideal for a dining area over looking the rear garden. The Kitchen has a good range of wall and base units with contrasting worktop surfaces, incorporating a one and a half stainless steel sink and drainer unit and a integrated electric oven and a four burner gas hob with an extractor hood over, tiled flooring, plumbed for automatic washing machine, all importantly there is a wine rack and there is also a door to the garage. The Shower room is on the ground floor and has been recently refitted with a walk-in shower, vanity hand wash basin, low level w/c, Antico flooring, heated towel rail, spot lights to the ceiling and paneled walls. The Master Bedroom is to the ground floor, there are two further Bedrooms to the first floor, one with a walk in wardrobe. There is also a separate w/c to the first floor with a Velux window, vanity hand wash basin, storage cupboard to the eves and an additional storage cupboard housing the Combi boiler. Externally to the front there is a blocked paved drive and a graveled area giving off street parking for 3 to 4 cars, leading to the garage which is accessed via double door and has power and light, which intern gives you access to a workshop over looking the rear garden which is fully enclosed with a westerly aspect and mainly lawned. Hillheads Estate is a sought after residential area in Westerhope, on the Western periphery of Newcastle. There are good local amenities and excellent transport links.

Hallway

Lounge

Conservatory

Kitchen

Downstairs Shower Room

Downstairs Bedroom 1

First Floor Landing

Bedroom 2

Bedroom 3



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current E Potential C

Council Tax Band: C

Please note all sizes and distances are approximate.

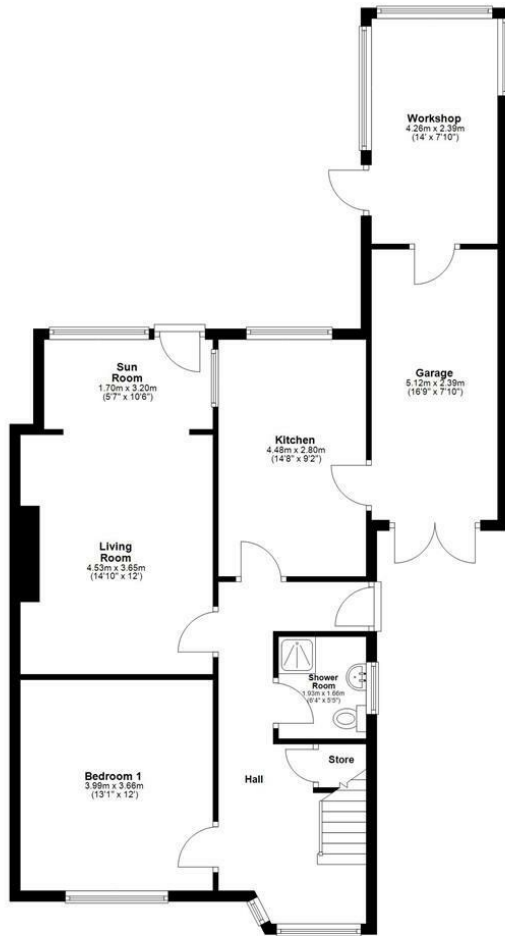


**2024
WINNERS**

ESTAS

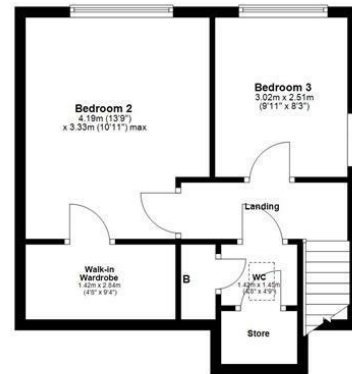
Verified reviews from our clients

Ground Floor
Approx. 91.7 sq. metres (987.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.