

4



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- 4 Bedroom Semi Detached
- Modern Fitted Kitchen
- Garage
- EPC D | Council Tax C

- Extended
- Downstairs Shower Room
- Neutrally Decorated

- No Upper Chain
- Driveway
- Popular Location Nearby Shops



Extended 4 bedroom semi detached house situated on the popular location on Langdon Road on the Hillheads Estate. Benefitting from gas central heating and sealed unit double glazed windows. Offered for sale with vacant possession as there is no onward chain. Briefly comprising Entrance porch leading to the internal hallway with stairs to the first floor. The Lounge has a bay window to the front and a feature fireplace, opening to the Diner which has French doors to the rear. The Kitchen has a good range of wall and base units with rolltop work surfaces, sink and drainer unit, integrated electric oven with hob over and an extractor hood, plumbed for automatic washing machine. There is also a downstairs shower room. To the first floor there are 3 double bedrooms and 1 single along with a family bathroom comprising of a white suite with a panelled bath with a mains shower over and shower screen, pedestal hand wash basin low level w/c, tiled walls.

Externally there is a blocked paved driveway to the front giving off street parking for at least 2 cars, leading to a garage via and up and over door. To the rear there is an enclosed garden with is mainly lawned and there is also a patio area.

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.

#### Entrance Porch

#### Internal Hallway

#### Lounge

#### Diner

#### Kitchen

#### Downstairs w/c

#### First Floor Landing

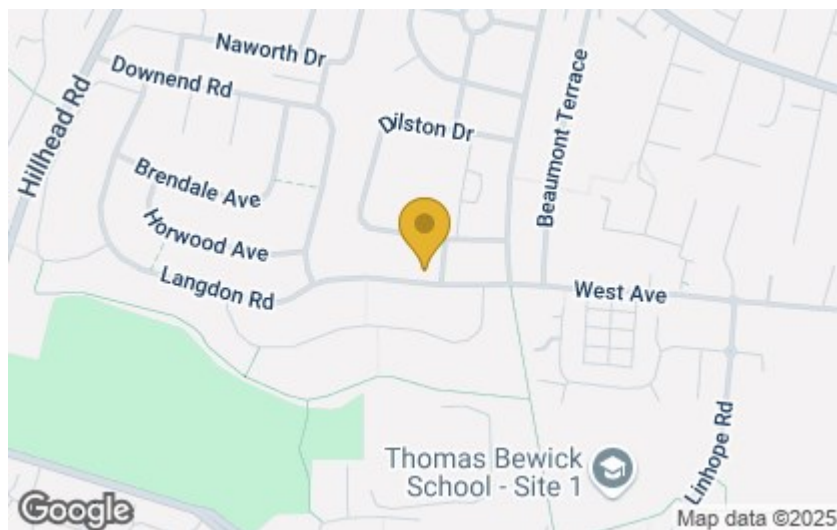
#### Bathroom

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Bedroom 4



Energy Performance: D

Council Tax Band: C

Distance from Thomas Bewick School: 0.5 miles

Distance from Kenton Bank Foot Metro: 1.7

Distance from Newcastle International Airport: 4.0 miles

Distance from Newcastle Central Train Station 5.2 miles

*All distances are approximate*

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.