

3



1



2

- 3 Bed Link Detached House
- Sun Room
- Bathroom/WC with Shower
- Council Tax Band: C EPC: D

- Well Appointed & Presented
- Dining Room
- S/W Facing Garden

- 22' Lounge
- Kitchen & Utility
- Great Location

A well presented and improved 3 bedrooomed link detached house, occupying an excellent corner plot within this sought after estate. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, with understair storage cupboard. The 22' Lounge has double doors to the Sun Room, overlooking and with French doors to the rear garden. There is a separate Dining Room, which would also make an excellent playroom or study. The Kitchen is fitted with wall and base units, sink unit, split level double oven, 4 ring ceramic hob with concealed extractor over and an integral fridge and dishwasher with matching doors. The Utility Room has a range of units and a door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front, with Bedroom 2 to the rear and Bedroom 3 to the front. The Bathroom/WC has a low level wc, pedestal wash basin, 'P' shaped bath with mains shower and curved screen and a chrome towel warmer.



Externally, the Front Garden is lawned, with block paved driveway and hedge. The South/West facing Rear Garden has decking with steps down to the lawn, shrubs to the border and fence surround,

Hamsterley Crescent is situated with West Denton Park, a sought after location to the West of Newcastle. Well placed for amenities, there are good road and transport links into the city, with the A1 and A69, easily accessible.

**Entrance Porch 10'4 x 5'2 (3.15m x 1.57m)**

**Reception Hall 14'0 x 5'8 (4.27m x 1.73m)**

**Lounge 22'9 x 12'4 (6.93m x 3.76m)**

**Sun Room 10'10 x 9'3 (3.30m x 2.82m)**

**Dining Room 16'9 x 7'0 (5.11m x 2.13m)**

**Kitchen 9'9 x 8'4 (2.97m x 2.54m)**

**Utility Room 7'6 x 6'0 (2.29m x 1.83m)**

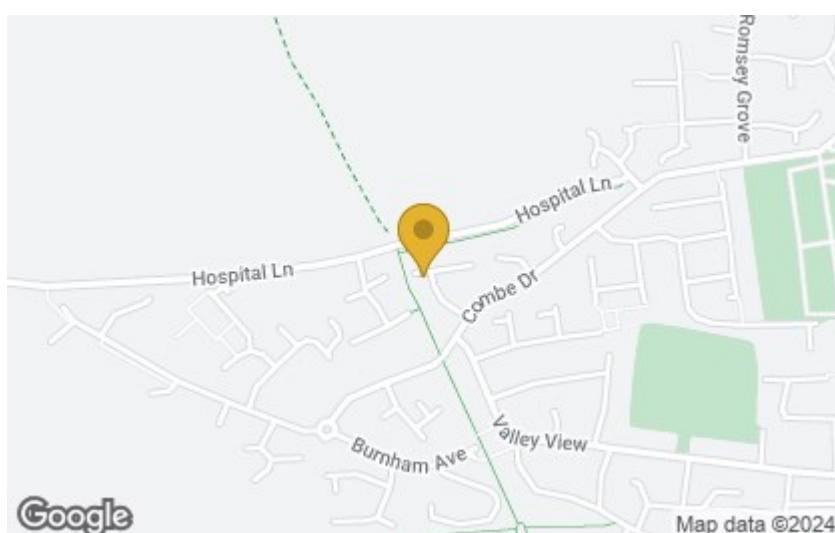
**First Floor Landing**

**Bedroom 1 11'8 x 9'6 (3.56m x 2.90m)**

**Bedroom 2 10'2 x 9'8 (+dr recess) (3.10m x 2.95m (+dr recess))**

**Bedroom 3 8'8 x 8'0 (2.64m x 2.44m)**

**Bathroom/WC 8'6 x 5'8 (2.59m x 1.73m)**



Energy Performance: Current D Potential C

Council Tax Band: D

Distance From Newcastle International Airport: 6.5Miles

Distance from Newcastle Central Railway Station: 5.2Miles

Newcastle City Council 0191 2787878

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