



6



1



2

- Detached Dormer Bungalow
- Study
- Cloaks WC
- Council Tax Band F / EPC Rating E

- 6 Bedrooms (3 Downstairs / 3 Upstairs)
- Breakfasting Kitchen
- Entrance Porch

- Lounge/Diner
- Bathroom
- Garage

A wonderful opportunity to purchase a deceptively spacious, 6 bedroom detached dormer bungalow, situated in a quiet cul de sac location. The property would benefit from modernising, and presents an opportunity to create a superb home to the purchasers own taste and requirements. The Entrance Porch opens to the welcoming Reception Hall with cloakroom WC and stairs to the first floor. To the rear is the L-shaped Lounge/Dining room with windows overlooking the rear garden. From the Dining area, door to the Breakfasting Kitchen, fitted with a range of wall and base units, sink unit and door to the Garage. There are 3 Bedrooms to the ground floor and a study. The Family Bathroom is equipped with a bath, wash hand basin and wc with shower enclosure. Stairs to the first floor landing with 3 further bedrooms.

Externally, the Front Garden with lawn, trees, shrubs and generous driveway to the garage. The delightful south facing Rear Garden has paved patio, lawn, brick garden store and a garden shed.

Langton Court, benefits from the nearby amenities of Darras Hall, including primary school and a wide choice of shops. Darras Hall is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.



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





Energy Performance: Current E Potential C

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

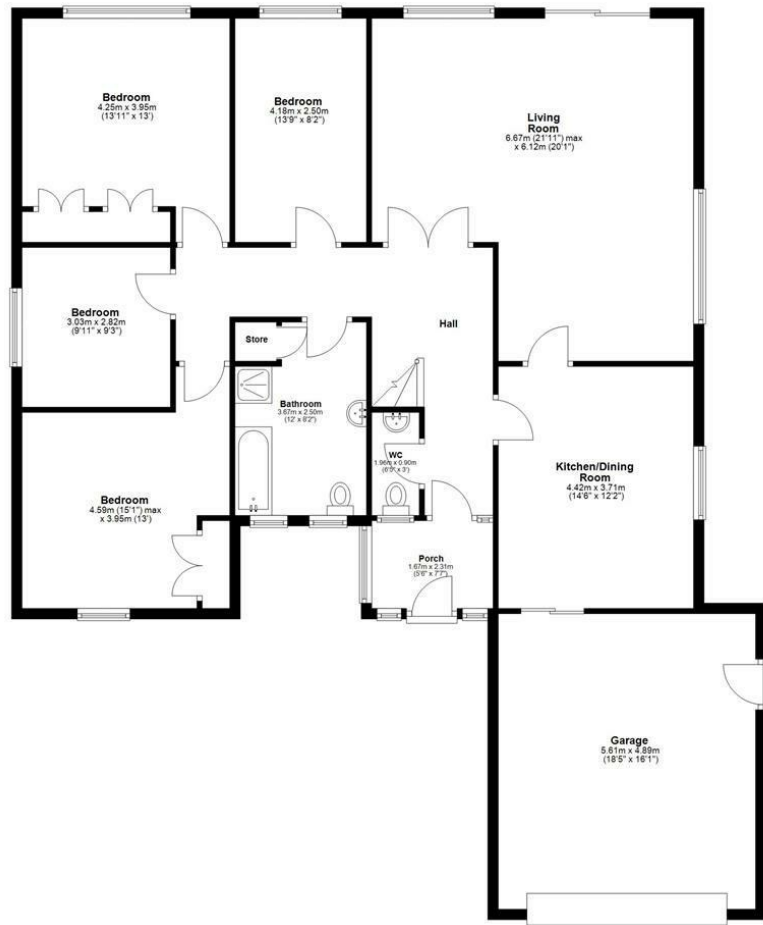


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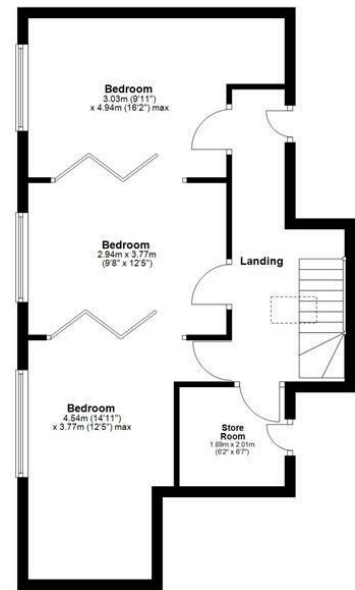
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Verified reviews from our clients

Ground Floor



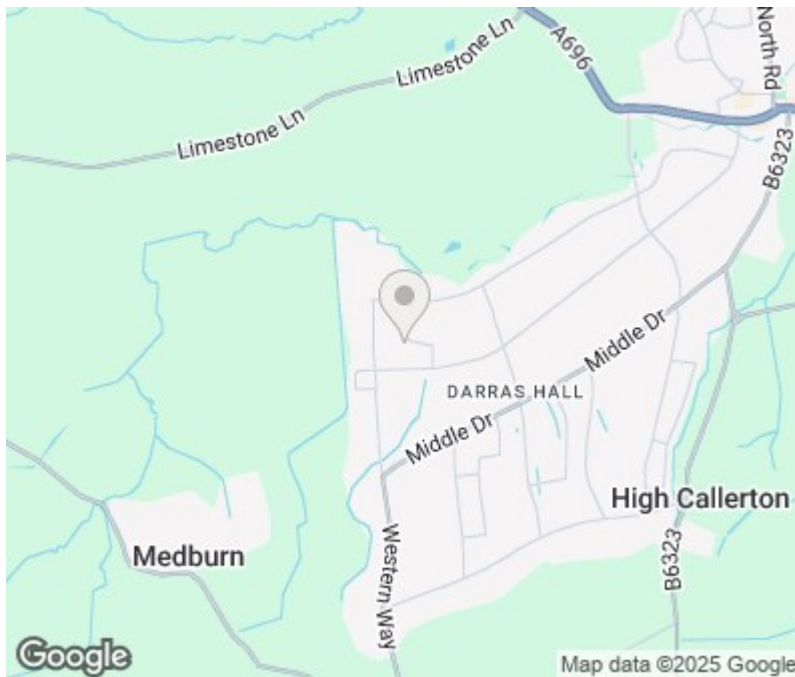
First Floor



Total area: approx. 212.5 sq. metres (2287.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

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.