



- 3 Bed Semi Detached House
- 19' Kitchen/Family Room with Bi-fold Doors
- Bathroom/WC with Shower
- Superb Family House

- Extended Accommodation
- Study
- West Facing Rear Garden

- Lounge with Multi-fuel Stove
- Cloakroom/WC
- Off Street Parking



This 3 bedroomed semi detached house has been extended to provide fabulous accommodation, ideal for the family purchaser. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard. The focal point of the Lounge is a multi-fuel stove set within a superb rustic brick fireplace with feature arch to the recess and there is a bay to the front. The 19' Kitchen/Family Room is fitted with a range of wall and base units, sink unit, split level double oven, 4 ring induction hob, wine cooler and integral dishwasher with matching door. There are 3 Velux roof lights and bi-fold doors opening to the rear garden. The Utility Room is fitted with wall and base units, sink unit, plumbing for a washer, combi boiler and door to the rear. There is a Study and a Cloakroom/WC, with wc with concealed cistern and wash basin with storage under. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a storage cupboard and is to the front. Bedroom 2 is to the rear, with a built in storage cupboard. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath and shower quadrant with mains shower.

Externally, the Front Garden is lawned, with hedge and driveway for off street parking. The Rear Garden is West facing, ideal for family use, with patio, lawn, range of plants and shrubs and a shed.

Hillhead Drive is pleasantly situated, with good access to local schools, shops and pub, along with excellent road and public transport links into the city and to the A69 and A1.

**Entrance Hall 4'10 x 3'7 (1.47m x 1.09m)**

**Reception Hall 18'3 x 4'6 (5.56m x 1.37m)**

**Lounge 17'10 x 10'7 (5.44m x 3.23m )**

**Study 12'10 x 6'0 (3.91m x 1.83m)**

**Kitchen/Family Room 19'8 x 19'7 (5.99m x 5.97m)**

**Utility Room 6'4 x 5'7 (1.93m x 1.70m)**

**Cloakroom/WC 3'3 x 2'10 (0.99m x 0.86m)**

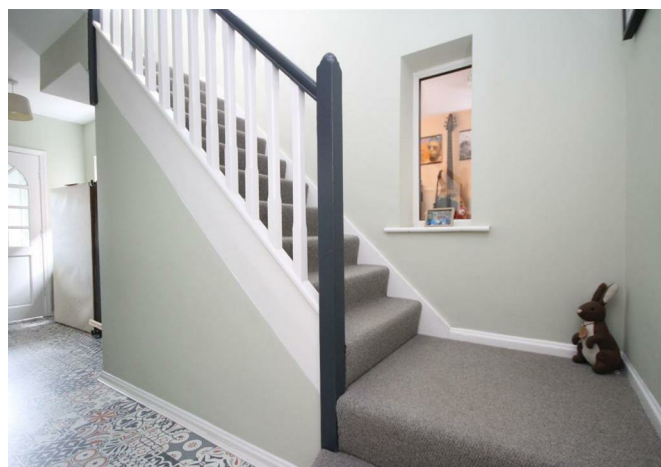
**First Floor Landing**

**Bedroom 1 10'11 x 13'6 (max) (3.33m x 4.11m (max))**

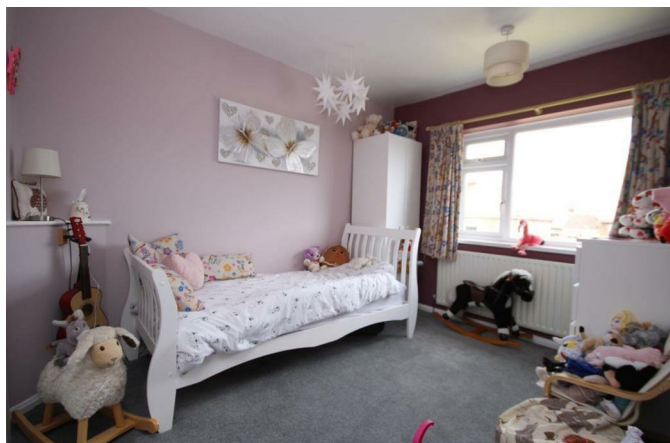
**Bedroom 2 12'8 x 8'10 (3.86m x 2.69m)**

**Bedroom 3 9'4 x 7'9 (2.84m x 2.36m)**

**Bathroom/WC 7'11 x 5'9 (2.41m x 1.75m)**







Energy Performance: Current D Potential C

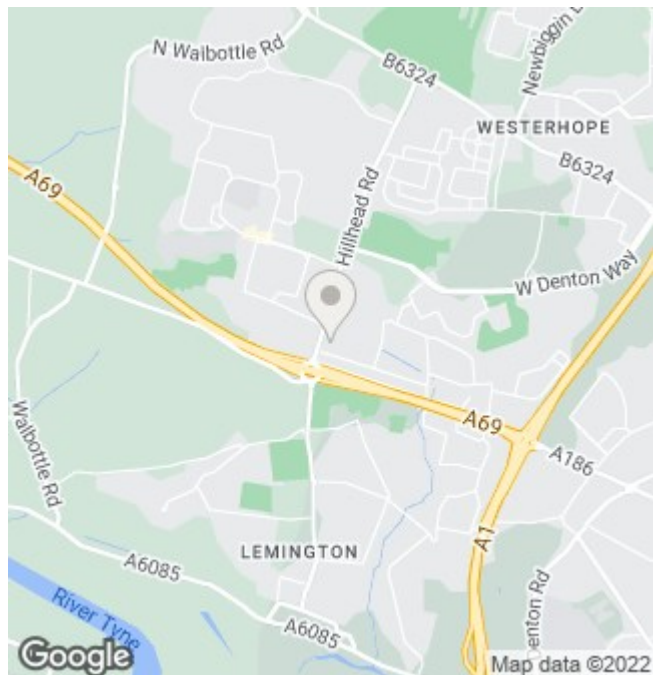
Newcastle City Council: 0191 2787878

Council Tax Band: B

West Denton Primary School: 0.4miles

Newcastle Central Railway Station: 6 miles

Newcastle International Airport: 5.5 miles



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.