

- 2 Bed Semi Detached Bungalow
- Kitchen 2/Utility
- Front & Rear Gardens
- Scope for Some Updating

- Lounge with Fireplace
- Shower/WC
- Gas CH & SUDG

- Breakfasting Kitchen
- Attached Garage
- Sought After Location

A well presented 2 bedroomed semi detached bungalow, pleasantly situated within this sought after residential area. With scope for some cosmetic updating, the property has gas fired central heating and sealed unit double glazing. The Entrance Porch leads to the Reception Hall and on to the Lounge, the focal point of which is a coal effect real flame gas fire, set within a feature stone wall to wall fireplace with TV and display plinths. There is also a bow window to the front. The Breakfasting Kitchen is fitted with wall and base units, electric cooker with concealed extractor over, fitted seat to the dining area, dado rail and is open to the Utility/Kitchen 2, with wall and base units, circular sink unit and drainer, plumbing for a washer and door to the rear. Bedroom 1 is to the rear and has a range of fitted wardrobes with overhead storage cupboards and dressing table with mirror over. Bedroom 2 is to the front. The Shower/WC has been refurbished with a low level wc, wash basin with storage under and mirror and light over, chrome towel warmer and fully tiled walls. There is also an attached Garage with roller shutter door and fitted work bench.

Externally, the well presented Front Garden is gravelled and paved, with a range of shrubs to the borders and block paved path to the front door and driveway to the garage. The good sized Rear Garden has a patio, shed and greenhouse with steps up to the lawn, with a variety of plants and shrubs and hedge to the rear.

This is a desirable location, with good road and public transport links into the city, to the airport and the A69. The property is also well placed for local amenities.

Entrance Porch 11'3 x 5'4 (3.43m x 1.63m)

Reception Hall

Lounge 14'2 x 11'2 (4.32m x 3.40m)

Breakfasting Kitchen 11'0 x 8'6 (3.35m x 2.59m)

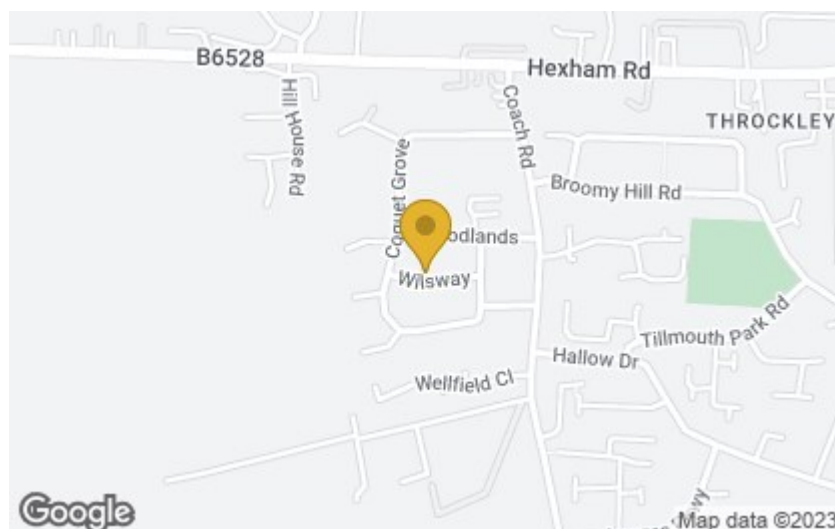
Utility/Kitchen 2 9'4 x 5'8 (2.84m x 1.73m)

Bedroom 1 12'4 x 12'2 (3.76m x 3.71m)

Bedroom 2 11'3 x 7'10 (3.43m x 2.39m)

Shower/WC 7'8 x 7'8 (2.34m x 2.34m)

Garage 16'11 x 7'10 (5.16m x 2.39m)



Energy Performance: Current E Potential B

Newcastle County Council: 0191 2787878

Council Tax Band: C

Throckley First School: 0.4 miles

Newcastle International Airport: 5.3 miles

Newcastle Central Railway Station: 7.6 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.