



- 2 Bed Detached Bungalow
- Dining Room with French Doors
- Potential for 3rd Bedroom
- Convenient for Amenities

- Updated & Improved
- Refurbished Kitchen
- Attached Garage

- Lounge with Multi-fuel Stove
- Shower/WC
- Front & Rear Gardens

This 2 bedroomed double fronted detached bungalow has been updated by the current owners, to create a superb and well appointed property, ideal for a couple or small family. With gas fired central heating and sealed unit double glazing, the Reception Hall has a storage cupboard and access to the floored loft with radiator and window to the front, via a retractable ladder, with potential to convert to a 3rd Bedroom, subject to the necessary permissions. The focal point of the Lounge is a multi-fuel stove inset to a superb slate fireplace. There is also deep coving to the ceiling and a bay to the front, as well as an archway to the Dining Room, with French doors to the side patio garden. The Kitchen has been refitted with a range of wall, base and display units, inset sink unit, split level oven, 4 ring ceramic hob with concealed extractor over, integral dishwasher with matching door, American style fridge/freezer, cupboard housing plumbing for a washer and French doors to the Conservatory, with polished wood floor, overlooking and with doors to the rear garden. Bedroom 1 is fitted with a comprehensive range of wardrobes and has a bay window to the front. Bedroom 2 has built in wardrobes is to the rear. The Shower/WC has a wc with concealed cistern, wash basin with storage under, shower enclosure with rainhead and hand held showers, storage cupboard, panelled walls and chrome towel warmer. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with a range of shrubs and plants to the borders and a block paved driveway to the garage. The Rear Garden is also lawned with fence surround and patio to the side.

This property is conveniently situated with good access to local schools and an excellent range of shops and other amenities. There are good road links into the city, Gosforth, Heaton and to the coast along with public transport links including the Metro system.

Reception Hall 15'8 x 3'9 (4.78m x 1.14m)

Lounge 12'3 x 13'10 (into bay) (3.73m x 4.22m (into bay))

Dining Room 12'4 x 11'8 (3.76m x 3.56m)

Kitchen 12'8 x 8'2 (3.86m x 2.49m)

Conservatory 11'8 x 11'8 (3.56m x 3.56m)

Bedroom 1 12'8 (max to back of 'robes) x 13'0 (into bay) (3.86m (max to back of 'robes) x 3.96m (into bay))

Bedroom 2 11'9 x 9'2 (3.58m x 2.79m)

Shower/WC 7'10 x 7'8 (2.39m x 2.34m)

Garage 14'1 x 7'9 (4.29m x 2.36m)



Energy Performance: Current D Potential B

Newcastle City Council: 0191 2787878

Council Tax Band: D

Longbenton Middle School: 0.4m

Four Lane Ends Middle School: 0.2m

Balliol Primary School: 0.6m

Brunton Park Primary School: 0.6m

Newcastle Central Railway Station: 4.3m

Newcastle International Airport: 7.4m

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.