🛏 **3**   🛁 **2**   🛋 **3**

- 3 Bed Semi Detached House
- Separate Sitting Room
- Bath & Shower Rooms
- Highly Sought After Road

- Well Presented with Character
- Dining Room
- 19' Garage

- Lounge with Open Brick Fireplace
- Well Fitted Breakfasting Kitchen
- Lovely Gardens with Workshop

A spacious 3 bedroomed semi detached house, originally built circa 1929 and retaining considerable character and charm, situated on this highly sought after road. With gas fired central heating and sealed unit double glazing, the Entrance Hall, with quarry tiled floor, leads to the Reception Hall, with ornate frieze and to the Shower/WC, fitted with wc with concealed cistern, wash stand with circular wash basin, with vanity shelf and mirror over and shower enclosure with electric shower. The focal point of the Lounge is a lovely open brick fireplace and there is a corniced ceiling. The Sitting Room also has a corniced ceiling and overlooks the rear garden. The separate Dining Room is open to the Breakfasting Kitchen, well fitted with a range of wall, base and display units, sink unit, integral breakfast table, Stoves dual fuel range style cooker with extractor over, split level microwave, integral fridge and freezer and door to the rear. The Utility Room has a Belfast sink, shelving, airing cupboard and plumbing for a washer. Stairs lead from the hall to the First Floor Landing with ornate frieze and access to the loft. Bedroom 1 has wall to wall fitted wardrobes and is to the rear. Bedroom 2 is to the front, whilst Bedroom 3 has fitted wardrobes and is to the rear. The Bathroom is fitted with a pedestal wash basin, bidet and panelled bath with electric shower over and screen. There is a separate WC with low level suite. The 19' Garage is attached with up and over door.

The block paved Front Garden includes a driveway to the garage, stocked border and hedge surround. The Rear Garden is ideal for family use, with patio, BBQ area, large lawn, well stocked borders, additional patio and detached Shed/Workshop.

Highfield Road is well placed for Westerhope's local amenities, is ideal for the A1 and A69 and has good road and public transport links into the city.

Entrance Hall

Reception Hall

Shower/WC 8' x 7'6 (max) (2.44m x 2.29m (max))

Lounge 14'2 x 13'9 (4.32m x 4.19m)

Sitting Room 17'4 x 12' (5.28m x 3.66m)

Dining Room 14'6 x 10'3 (+dr recess) (4.42m x 3.12m (+dr recess))

Breakfasting Kitchen 17' x 9' (5.18m x 2.74m)

First Floor Landing

Bedroom 1 15'6 x 9'1 (4.72m x 2.77m)

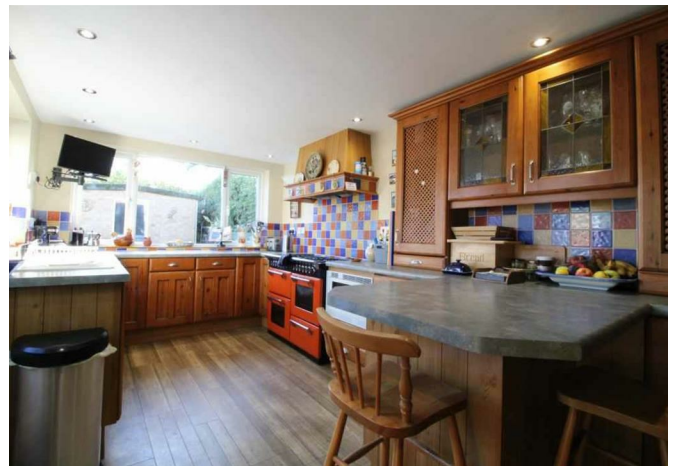**Bedroom 2 14'6 x 12'2 (4.42m x 3.71m)**

Bedroom 3 11'2 x 7' (+dr recess) (3.40m x 2.13m (+dr recess))

Bathroom 7'10 x 5'6 (2.39m x 1.68m)

WC 8'5 x 2'11 (2.57m x 0.89m)

Garage 19'8 x 9'9 (5.99m x 2.97m)

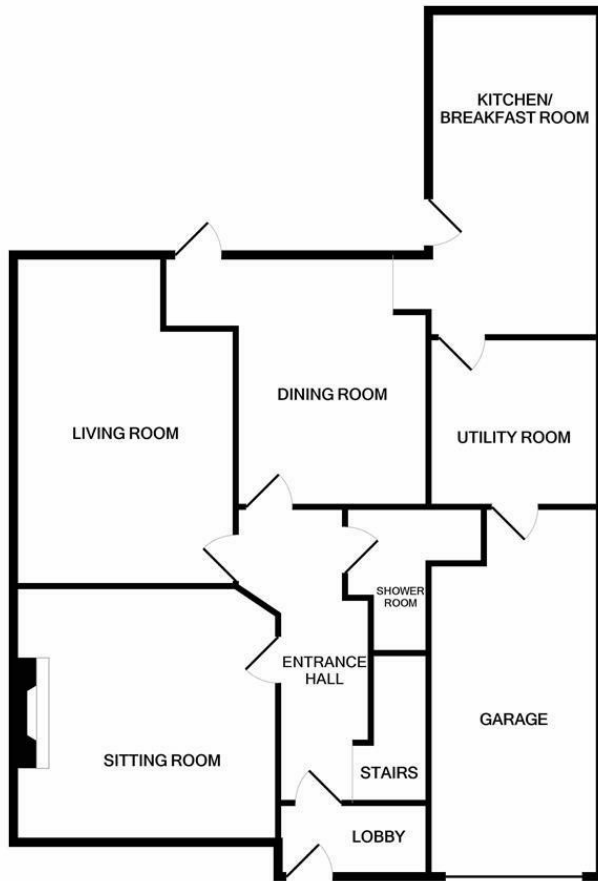**Shed/Workshop 12' x 8'10 (3.66m x 2.69m)**

Energy Performance: Current D Potential B
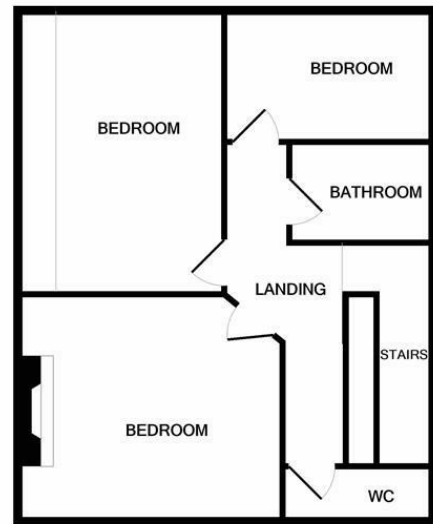
Council Tax Band: D

Distance from Newcastle International Airport: 3.7 miles

Distance from Newcastle Central Railway Station: 5 miles
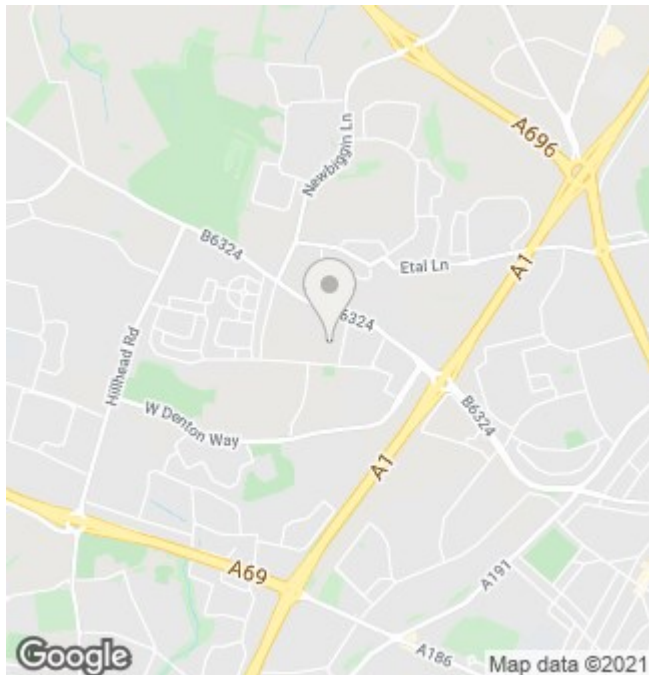
Newcastle City Council: 0191 2787878

KITCHEN/
BREAKFAST ROOM

DINING ROOM

LIVING ROOM

UTILITY ROOM

SHOWER
ROOM

ENTRANCE
HALL

GARAGE

SITTING ROOM

STAIRS

LOBBY

GROUND FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.5 SQ.M.)

BEDROOM

BEDROOM

BATHROOM

LANDING

STAIRS

BEDROOM

WC

1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1738 SQ.FT. (161.4 SQ.M.)
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. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given
Made with Metropix ©2019

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.