



- 3 Bed Semi Detached House
- 22' Lounge/Dining Room
- Garage with Electric Door
- Lovely Family House

- Well Presented but Scope for Some Updating
- Fitted Kitchen
- Front & Rear Gardens
- Lovely Position with Distant Views
- Shower/WC
- Gas CH & SUDG

A well presented 3 bedroomed 1950's semi detached house, in an excellent location on Hillheads Estate, with distant views to the front. In the same family ownership since new, whilst well maintained, there is now scope for some cosmetic updating and is therefore a wonderful opportunity to create a fabulous home to your own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks cupboard, features a stained and leaded circular window. The focal point of the 22' dual aspect Lounge/Dining Room is a coal effect real flame gas fire set within an attractive polished wood surround and there is a bay to the front. The Kitchen is fitted with a range of wall and base units with sink unit, plumbing for a washer and dishwasher and bay to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes, drawer unit with storage cupboard over and bay window to the front with lovely distant views. Bedroom 2 has a range of fitted wardrobes, drawer unit and storage cupboards and is to the rear. Bedroom 3 enjoys a pleasant view to the front and has fitted wardrobes. The Shower/WC is fitted with a low level wc, pedestal wash basin and shower cubicle with mains shower unit, storage cupboard and part tiled walls. The garage is attached with electric up and over door, combi boiler and door to the rear.

Externally, the Front Garden is lawned with a collection of plants and shrubs and driveway to the garage. The well tended Rear Garden has a patio, lawn, borders stocked with a range of shrubs and garden shed.

This property is situated within a sought after area, well placed for local amenities, as well as main road and public transport links into the city and other surrounding areas, with the A1 and A69 also easily accessible.

Reception Hall 10'4 x 6'8 (3.15m x 2.03m)

Lounge/Dining Rppm 13'2 x 22' (into bay) (4.01m x 6.71m (into bay))

Kitchen 10' x 9'6 (into bay) (3.05m x 2.90m (into bay))

First Floor Landing

Bedroom 1 9'10 x 13'3 (into bay) (3.00m x 4.04m (into bay))

Bedroom 2 8'10 x 12' (max) (2.69m x 3.66m (max))

Bedroom 3 8'9 x 8'2 (2.67m x 2.49m)

Shower/WC 7'8 x 6'6 (2.34m x 1.98m)

Garage 17'3 x 8'3 (5.26m x 2.51m)



Energy Performance: Current D Potential B
Council Tax Band: C
Distance from Newcastle Central Railway Station: 5.4 miles
Distance from Newcastle International Airport: 3.8 miles
Newcastle City Council: 0191 2787878

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