



- 2 Bed Semi Detached Bungalow
- Breakfasting Kitchen
- Bathroom/WC
- Sought After Location

- Well Presented & Appointed
- Master Bed with En Suite Wetroom/WC
- Detached Garage

- Lounge with Gas Fired Stove
- Study/3rd Bedroom
- Garden & Ample Parking



A well appointed and presented double fronted semi detached 2 bedroomed bungalow, on a corner plot within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall, with cloaks rails, leads to the Reception Hall and on to the Lounge, with the focal point being a gas fired stove set within a recessed fireplace and with a bay to the front. The spacious Breakfasting Kitchen is fitted with an excellent range of wall and base units, with central island with inset stainless steel circular sink unit to granite work surfaces, fitted breakfasting table, Belling gas fired range cooker, American style fridge/freezer, integral dishwasher, auto washer and drier. There is a useful Study off the Kitchen which could be used as a 3rd bedroom. Bedroom 1 has a bay window to the front and an En Suite Wetroom/WC with low level wc, wall mounted wash basin and open shower with mains hand held and rainhead shower. Bedroom 2 is to the side. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with telephone style shower mixer. There is also a Detached Garage with electric up and over door.

Externally, the Front Garden is laid with 'astro-turf', with conifer hedge for privacy. A block paved driveway to the side provides access to the garage and off street parking. There is also a Yard with shed.

Ashleigh Road is conveniently located just off the A186 at Denton Burn, within a well established residential area, close to local shops and other amenities. There are excellent road and public transport links into the city and the property is also well placed for the A1 and A69.

**Entrance Hall 7'9 x 4'8 (2.36m x 1.42m)**

**Lounge 13'2 x 17' (into bay) (4.01m x 5.18m (into bay))**

**Breakfasting Kitchen 14' x 17'8 (max) (4.27m x 5.38m (max))**

**Study 12'8 x 6'6 (3.86m x 1.98m)**

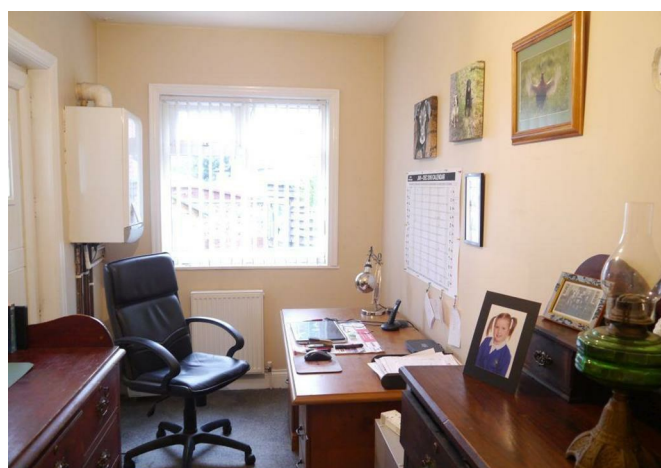
**Bedroom 1 10'2 x 13'6 (into bay) (3.10m x 4.11m (into bay))**

**En Suite Wetroom/WC 6'9 x 4' (2.06m x 1.22m)**

**Bedroom 2 9'3 x 9' (2.82m x 2.74m)**

**Bathroom/WC 8' x 5'11 (2.44m x 1.80m)**

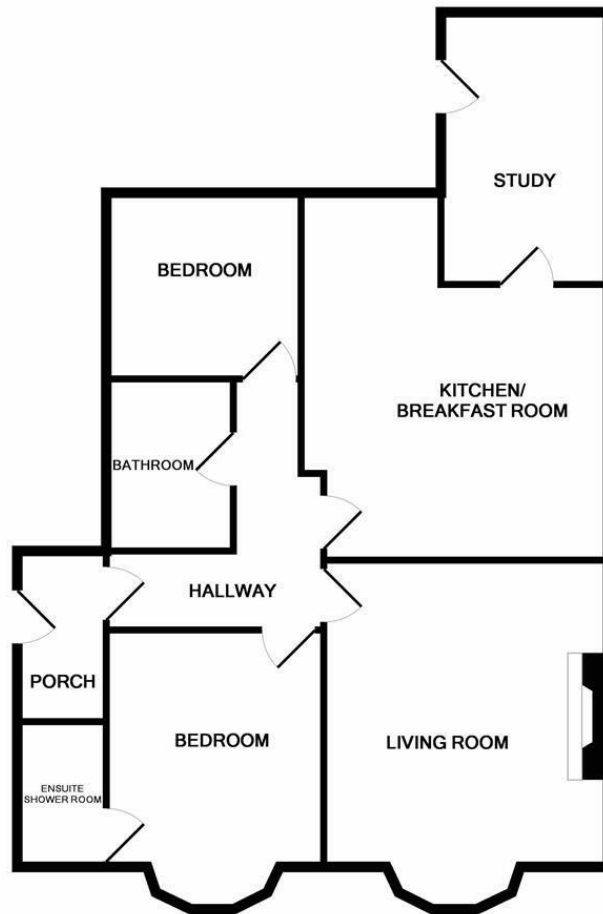
**Detached Garage 20'1 x 10' (6.12m x 3.05m)**





Energy Performance: Current D Potential B  
Council Tax Band: B  
Newcastle City Council: 0191 278 7878  
Newcastle Central Railway Station: 4.78 Miles  
Newcastle International Airport: 5.1 Miles





TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 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.  
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