



- Detached Bungalow
- En Suite Shower Room
- Spacious Lounge
- Council Tax Band F / EPC rating D

- South Facing Rear Garden
- Bathroom
- Conservatory

- 4 Bedrooms
- Dining Kitchen
- Garage

A wonderful opportunity to purchase a double fronted, 4 bedroom detached bungalow on the sought after Darras Hall Estate. The property has great potential and presents an opportunity to create a superb home to the purchasers own taste and requirements. The Entrance hall opens to the welcoming Reception Hall and leads to the magnificent Lounge with feature, brick built chimney breast and double doors to the rear garden. The spacious Dining Kitchen is fitted with a range of wall and base units, sink unit, space for range, plumbing for washing machine and door to the conservatory with door to the garden. Bedroom 1 is to the front and has fitted wardrobes and an En suite shower room equipped with a low level wc, wash basin and shower enclosure. Bedroom 2, also a double to the front has fitted wardrobes and furniture. Bedroom 3 is to the side and is currently a formal dining room. a good sized study with roof light could also be used as the 4th Bedroom. The family bathroom is fitted with a bath, wash basin and wc.

Externally, the Front Garden with lawn, shrubs and driveway parking to the side and access to the garage. The South facing Rear Garden has paved patio, lawn, trees and shrubs to boundaries.

Western Way, is located on the edge of Darras Hall, a short drive from the primary school and shops of Broadway. Darras Hall is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.





Energy Performance: Current D Potential A

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.