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- Spacious Semi Detached Bungalow
- Breakfasting Kitchen
- Garage with Utility area
- Council Tax Band D / EPC Rating C

- 3 Bedrooms
- Conservatory
- Private Rear Garden

- Lounge/Dining Room
- Bathroom/WC
- Gated Driveway Parking

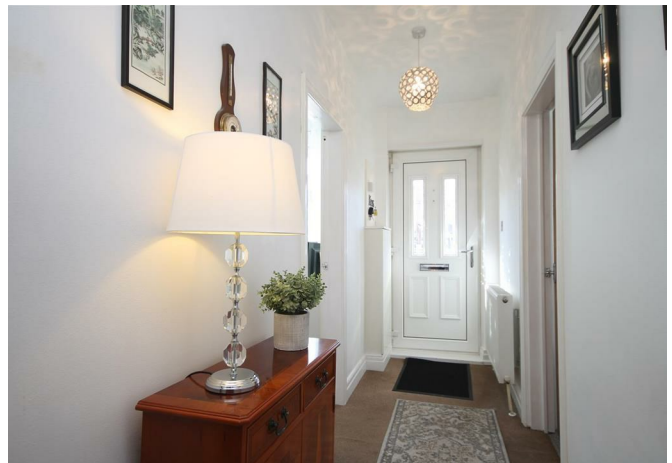
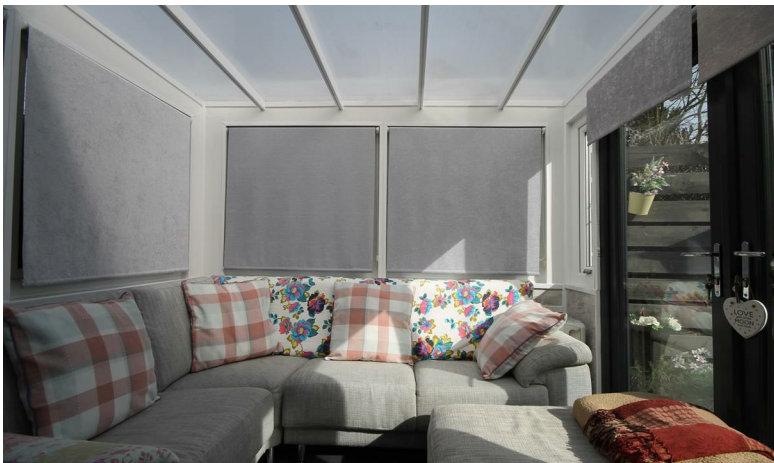
A deceptively spacious 3 bedroom semi detached bungalow, occupying an excellent location within this sought after village. With gas fired central heating and sealed unit double glazing, The Entrance Hall has doors to all rooms. The focal point of the Lounge/Dining Room is the fireplace with electric fire. There is a bay window to the front and from the dining area a door through to the Breakfasting Kitchen fitted with a good range of wall and base units, space for cooker with extractor over, space and plumbing for a washer and dishwasher. French doors open to the Conservatory with double doors to the rear garden. Bedroom 1 has fitted wardrobes and french doors to the rear garden. Bedroom 2, also a double has fitted wardrobes and window to the front and Bedroom 3 is to the rear with wardrobes. The fully tiled Bathroom/WC has a contemporary white suite with a low level wc, pedestal wash basin and paneled bath with mains shower over and shower screen. The Garage is detached with roller access door, utility area and door to the rear.

Externally, the front garden has lawn with a variety of plants and shrubs and there are entrance gates opening to the double width driveway. The private Rear Garden with patio, artificial lawn and a garden shed.

Woolsington is a pleasant village, well placed for the A1, Newcastle International Airport, Ponteland and Newcastle with excellent road links, as well as the Metro system with stations at Callerton Parkway and Kenton Bank Foot.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

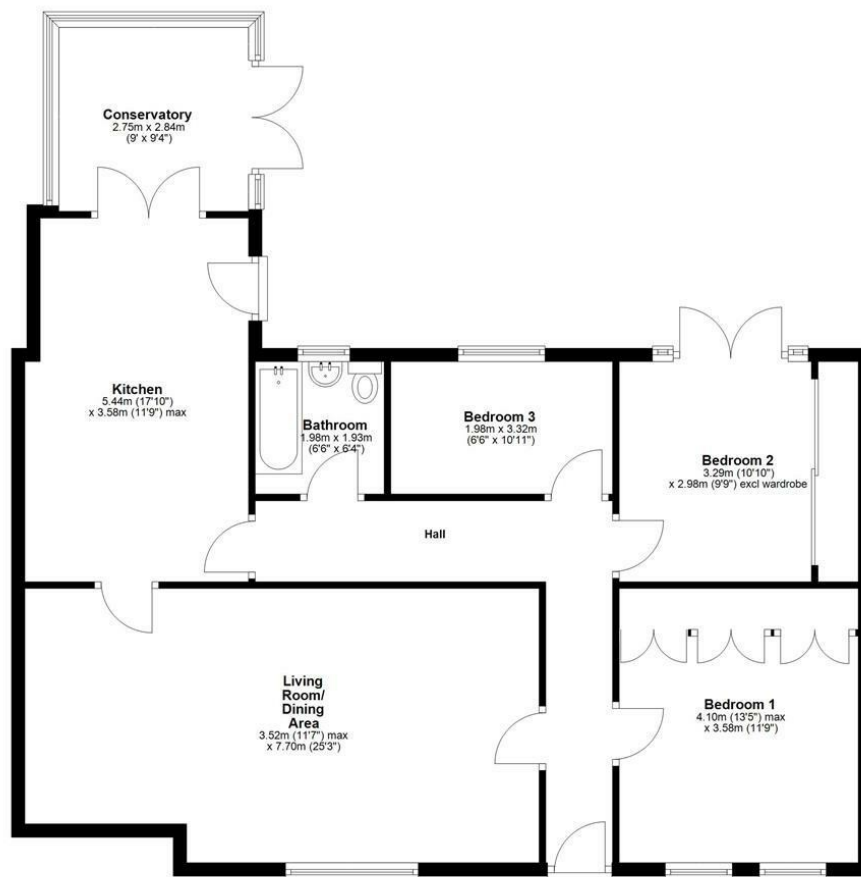


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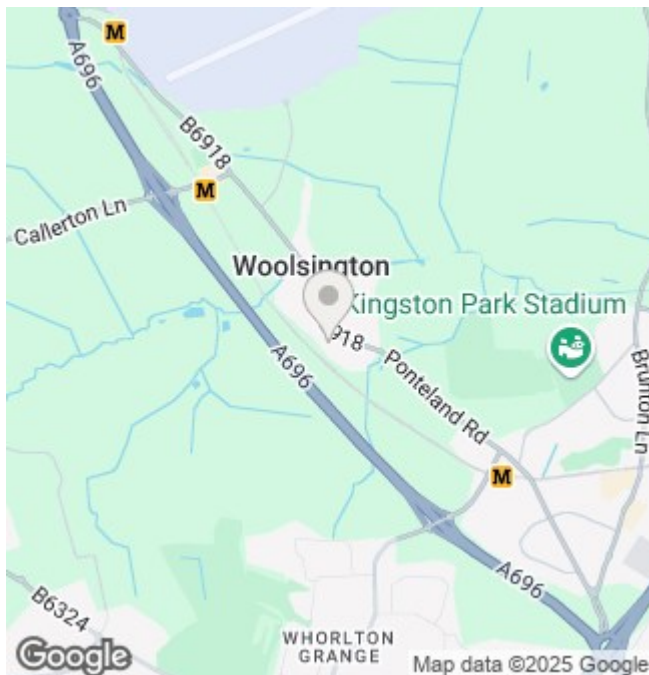
Ground Floor



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.