



**BIRD HOUSE**  
PROPERTIES



### 3 Bedroom Semi-Detached

Hillside Avenue, Newcastle Upon Tyne

**£150,000**



- 3 Bedroom semi-detached house
- Living room and dining room
- Kitchen to rear
- Hallway
- Garage and driveway
- West facing rear garden
- Popular residential area
- Close to A1



## 3 Bedroom Semi-Detached

£150,000

Hillside Avenue, Newcastle Upon Tyne, NE15 7RH

"Hillside Avenue is situated within South West Denton, benefitting from convenient access to a range of local amenities together with excellent road and public transport links to the city and surrounding areas. The location is also ideally positioned for the A1 and A69, and lies within easy reach of the renowned Metrocentre shopping centre.

This three-bedroom property represents a perfect blank canvas, ideal for a family looking to create their dream home. Offering excellent potential to fully renovate, modernise or extend (subject to the necessary planning consents), the spacious layout currently comprises an entrance hallway leading to a generous living room, separate dining room and kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys gardens to both the front and rear, together with an integrated garage and driveway providing off-street parking. With its scope for transformation, this home presents a rare opportunity to design and personalise a fabulous family residence in a highly sought-after location.



## Property Description

### Ground Floor

Hallway -

Living room - 14' 9" x 11' 11" (4.5m x 3.65m)

Dining room - 14' 5" x 9' 10" (4.4m x 3.02m)

Kitchen - 15' 10" x 8' 3" (4.84m x 2.52m)

### First Floor

Bedroom one - 14' 9" x 12' 0" (4.5m x 3.68m)

Bedroom two - 12' 0" x 9' 8" (3.68m x 2.96m)

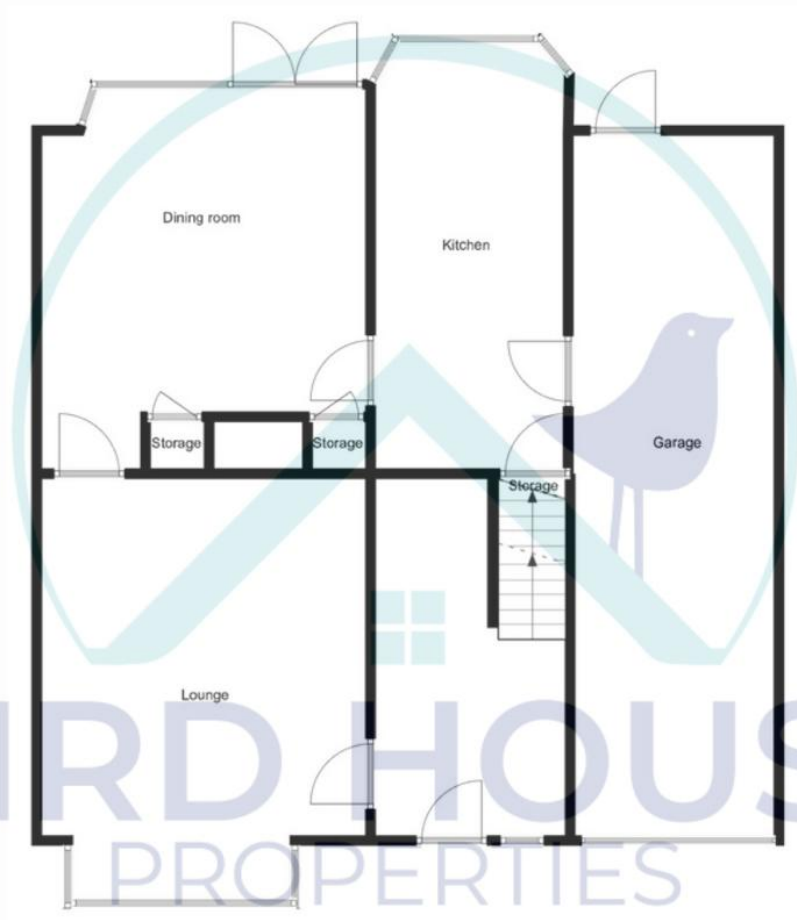
Bedroom three - 7' 10" x 7' 10" (2.4m x 2.4m)

Bathroom - 7' 10" x 5' 6" (2.4m x 1.7m)





## Hillside Avenue



## Ground Floor

# Hillside Avenue



## First Floor

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.