



- 4 Bed Semi Detached House
- Well Appointed Kitchen
- Attached Garage
- A Superb Family House

- Spacious & Extended Family Accommodation
- Separate Utility Room
- Front & Rear Gardens

- 22' Lounge/Dining Room with Fireplace and Patio Doors
- Refurbished Shower/WC
- Sought After Residential Area

This extended 4 bedroomed semi detached house is pleasantly situated within this highly sought after residential estate. Well presented and appointed and backing onto a green to the rear, the Reception Hall, with feature circular window, leads to the 22' dual aspect Lounge/Dining Room, with coal effect real flame gas fire within an ornate Adam style surround, bay to the front and patio doors opening to the rear. The Kitchen is fitted with wall and base units, sink unit, split level AEG oven with 4 ring ceramic hob and Franke extractor over, integral fridge with matching door, cupboard housing the combi boiler and a shelved pantry. The Utility Room has a sink unit, wall and base units, plumbing for a washer and dishwasher and door to the rear. Stairs lead from the hall to the First Floor Landing with shelved storage cupboard and access to the loft. Bedroom 1 has a good range of fitted wardrobes with mirror fronted doors and two windows including a bay to the front. Bedroom 2 has a range of fitted wardrobes, drawer units, overhead storage cupboards and double headboard and distant views to the rear. Bedroom 3 is to the front, with Bedroom 4 to the rear. The Shower/WC has been refurbished with a wc with concealed cistern, wash basin with storage under and a mirror and light over, shower enclosure with rainhead and hand held showers, fully tiled walls and floor and a chrome towel warmer. The Garage is attached with roller shutter door.

There is a block paved Front Garden and driveway with rockery border housing a range of plants. The South facing Rear Garden has a patio with lawn, borders housing a variety of plants and shrubs, cold water tap, shed and gate to the rear.

Hillheads Estate is well placed for local amenities, including shops and schools. There is good access to the Airport, A69 and A1 as well as excellent road and public transport links into the city.

Reception Hall 10'4 x 6'9 (3.15m x 2.06m)

Lounge/Dining Room 13'6 x 22'10 (into bay) (4.11m x 6.96m (into bay))

Kitchen 9'8 x 8'2 (2.95m x 2.49m)

Utility Room 8'1 x 6'5 (2.46m x 1.96m)

First Floor Landing

Bedroom 1 18'3 x 13'8 (into bay) (5.56m x 4.17m (into bay))

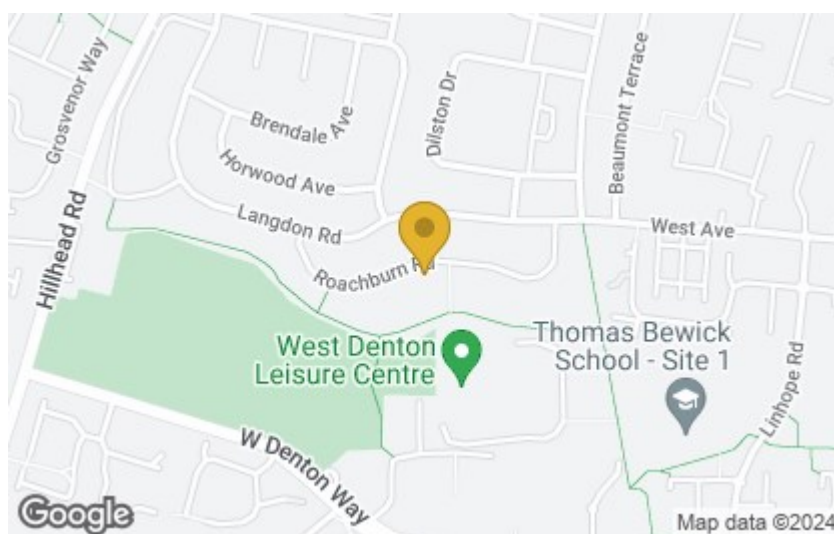
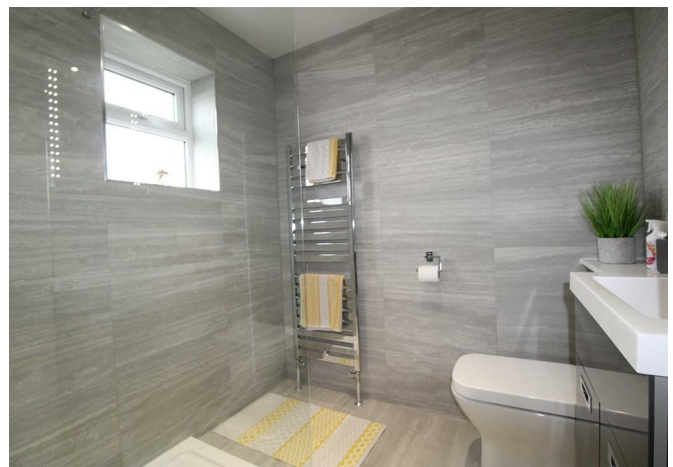
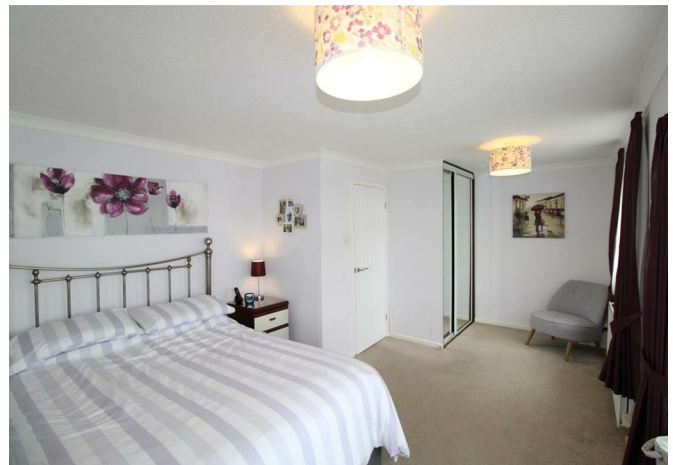
Bedroom 2 12'3 x 8'9 (3.73m x 2.67m)

Bedroom 3 9'3 x 9'2 (2.82m x 2.79m)

Bedroom 4 8'9 x 8'2 (max) (2.67m x 2.49m (max))

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

Garage 12'6 x 9'6 (3.81m x 2.90m)



Newcastle City Council 0191 2787878

Energy Performance: C

Council Tax Band: A

Distance from Chillingham Road Metro Station: 0.4 miles

Distance from Newcastle Central Station: 2.6 miles

All distances are approximate

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.