



- 2 Bed Semi Detached Bungalow
- Lounge with Fireplace & French Doors
- 2nd Bedroom with Stairs to Loft Room
- Well Tended Garden
- Popular Residential Area
- Breakfasting Kitchen
- Bathroom/WC with Separate Shower
- Well Maintained & Presented
- Well Fitted Master Bedroom
- Attached Garage

A well presented and deceptively spacious 2 bedroomed semi detached bungalow, situated within this popular residential area. With gas central heating, sealed unit double glazing and features including cornicing to the principal rooms, the Entrance Hall, with tiled floor, leads to the Reception Hall, with cloaks cupboard. The Lounge has a contemporary electric fire within an attractive surround and French doors open to the rear garden. The Breakfasting Kitchen is fitted with a range of wall, base and display units, split level double oven, 5 ring gas hob with extractor over and integral fridge, freezer and dishwasher with matching doors. There is a Rear Hall with door to the garden. Bedroom 1 has a good range of fitted wardrobes, dressing table and a bay to the front. Bedroom 2 is also to the front and has a range of fitted cupboards and stairs up the the Loft Room with a range of eaves cupboards and Velux roof lights. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath, shower cubicle with mains shower and a chrome towel warmer. The Garage is attached.



Externally, the Front Garden and driveway is block paved with wrought iron gates. The delightful Rear Garden has a patio with steps down to the lawn, additional patio and summerhouse. There are raised and other borders housing a variety of plants.

Ashleigh Road is well placed for amenities including schools and shops. Convenient for the West Road, there is good access to the A1 and A69, along with road and public transport links into the city.

Entrance Hall 4'0 x 4'0 (1.22m x 1.22m)

Reception Hall

Lounge 17'6 x 12'8 (5.33m x 3.86m)

Breakfasting Kitchen 11'0 x 10'10 (3.35m x 3.30m)

Rear Hall 5'5 x 4'4 (1.65m x 1.32m)

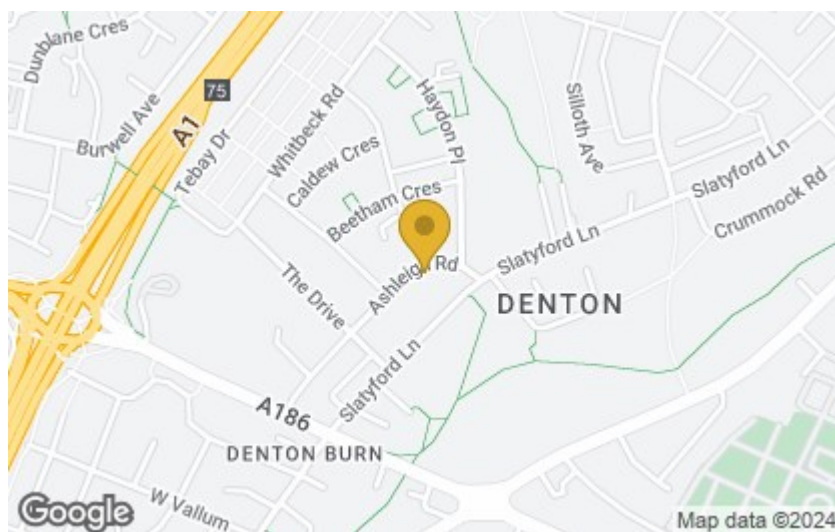
Bedroom 1 11'2 (max) x 15'3 (into bay) (3.40m (max) x 4.65m (into bay))

Bedroom 2 9'2 x 10'4 (max) (2.79m x 3.15m (max))

Loft Room 18'4 x 16'2 (5.59m x 4.93m)

Bathroom/WC 8'3 x 7'9 (2.51m x 2.36m)

Garage 16'3 x 9'4 (4.95m x 2.84m)



Newcastle City Council 0191 2787878
 Energy Performance: TBC
 Council Tax Band: B
 Distance from Newcastle Airport: 5.2 miles
 Distance from Newcastle Central Station: 4 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.