



- 2 Bed Semi Detached Bungalow
- 19' Lounge with Bay
- Sun Room
- Council; Tax Band: B EPC: D

- Pleasant Cul-de-Sac Location
- Breakfasting Kitchen
- Detached Garage

- Extended & Well Presented
- Shower/WC
- Well Tended Gardens



A well presented and much improved 2 bedroomed semi detached bungalow, within this sought after residential development. With air sourced central heating and sealed unit double glazing, the Entrance Porch leads to the Breakfasting Kitchen, fitted with high gloss wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, breakfast bar and plumbing for a washer. The focal point of the 19' Lounge is a wall mounted contemporary electric fire and there is a bay to the front. The Night Hall has access to the loft. Bedroom 1 has a range of fitted wardrobes and a French door opening to the Sun Room, overlooking and with double doors to the rear garden. Bedroom 2 is to the rear. The Shower/WC is fitted with a low level wc, wash basin with storage under, double shower cubicle with rainhead and hand held showers and panelled and tiled walls. There is also a Detached Garage with up and over door.

Externally, the Front Garden is lawned, with shrubs and a concrete impressed driveway with parking for 3 cars. The Rear Garden has an artificial lawn, decking and raised borders.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.

**Entrance Porch 72 x 4'2 (21.95m x 1.27m)**

**Breakfasting Kitchen 12'6 x 7'10 (3.81m x 2.39m)**

**Lounge 9'9 x 19'8 (into bay) (2.97m x 5.99m (into bay))**

**Night Hall**

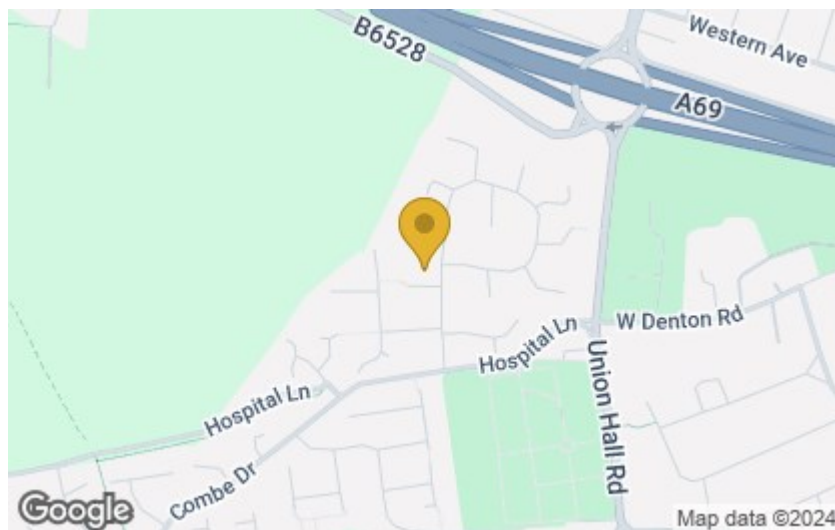
**Bedroom 1 11'10 x 10'0 (3.61m x 3.05m)**

**Sunroom 10'0 x 8'10 (3.05m x 2.69m)**

**Bedroom 2 9'0 x 8'0 (2.74m x 2.44m)**

**Shower/WC 7'10 x 4'8 (2.39m x 1.42m)**

**Detached Garage**



Newcastle City Council 0191 2787878

Energy Performance: D

Council Tax Band: B

Distance from St John Catholic Primary School: 0.5 miles

Distance from West Denton Primary School: 0.5 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.