

2



1



1

- 2 bedroom link detached bungalow
- Driveway and garage
- Sealed unit double glazed windows
- EPC TBC | Council tax band C

- No upper chain involved
- Breakfasting kitchen
- Cul-de-sac location

- Enclose low maintenance rear garden
- Gas central heating
- Freehold

2 bedroom link detached bungalow situated within a cul-de-sac on the popular location of West Denton Park. Offered for sale with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, loft hatch with a pull down ladder to a part boarded loft, Lounge with wall lights and a wall mounted gas fire, Breakfasting Kitchen with a range of wall and base units, roll top work surfaces, sink and drainer unit, integrated gas oven an hob with extractor over, tiled splash back, tile effect laminate flooring, spot lights to the ceiling, integrated fridge freezer. Bedroom 1 has fitted wardrobes and French doors to the garden, Bedroom 2 also has fitted wardrobes. Bathroom with a panelled bath, shower cubicle with a mains shower, tiled walls, pedestal hand wash basin, low level w/c, storage cupboard, tiled flooring, panelled ceiling with inset spotlights.

Externally to the front there is a driveway leading to a garage accessed via folding doors, the garage has a utility area with wall and base units, roll top work surfaces, plumbed for automatic washing machine, wall mounted combi boiler and click rubber flooring. To the rear there is a lovely low maintenance enclosed private paved area.

West Denton Park is pleasantly situated on the Western periphery of Newcastle, with good access to the A69 as well as road and public transport links into the city and other surrounding areas. There are some lovely walks directly from the property, along with access to schools and other amenities.

Hallway

Lounge

Breakfasting Kitchen

Bedroom 1

Bedroom 2

Bathroom



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



Energy Performance: Current Potential

Council Tax Band: C

Distance from Lemington Riverside Primary School: 1.2 miles

Distance from Kenton Bank Foot Metro: 3.7 miles

Distance from Newcastle Central Train Station: 5.4 miles

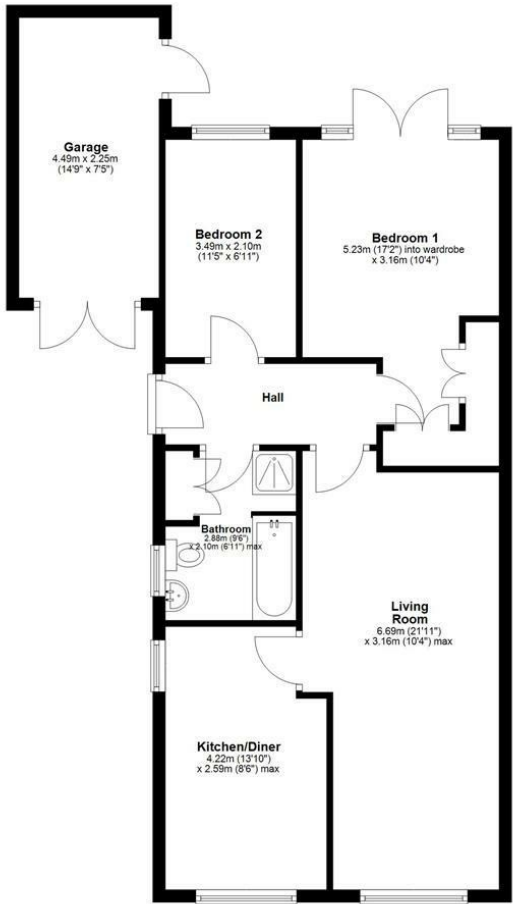
Please note all sizes and distances are approximate.

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Ground Floor



Total area: approx. 74.7 sq. metres (804.0 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.



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