



2



2



1

- 2 Bedroom Semi Detached Bungalow
- Modern Fitted Kitchen
- Good Size Garden
- EPC B | Council Tax Band B

- Both Bedrooms are Doubles
- Separate Utility Area
- Detached Garage

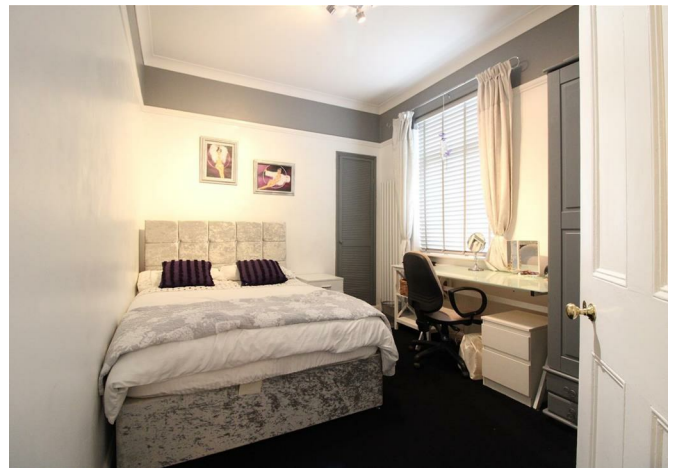
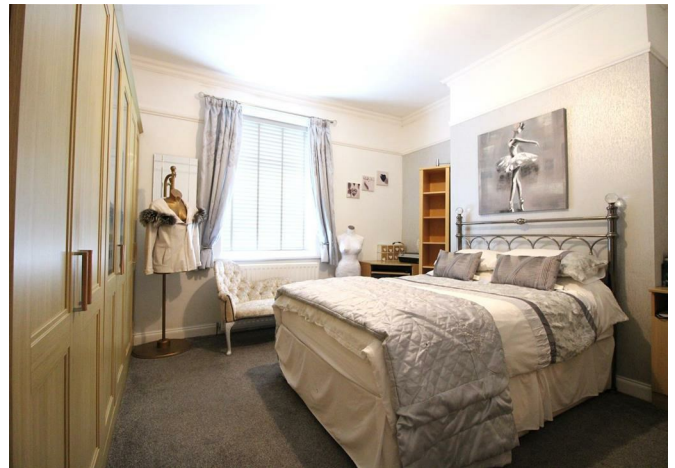
- Spacious open plan Lounge Diner
- Wet Room Shower Room
- Solar Panels to the Roof

2 Bedroom extended semi detached bungalow situated on West Avenue in Westerhope, offered for sale with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising an Entrance Hallway with leaded light panelled internal door, loft hatch with pull down ladders to a boarded out loft. Open plan spacious Lounge Diner with dual aspect windows to the front and rear. Kitchen with wall and base units, worktop surfaces, sunken stainless steel sink, integrated fridge freezer, electric oven and hob with an extractor over, integrated dishwasher, spotlights to the ceiling. Utility Area with plumbing for an automatic washing machine, spotlight to the ceiling and door to the rear. W/C with a low level w/c, tiled walls and flooring, spotlights to the ceiling. Bedroom 1 has fitted wardrobes, Bedroom 2 has a storage cupboard. Wet Room with a walk in shower with an electric shower, low level w/c, vanity unit with a wash hand basin, tiled walls, spotlights to the ceiling, extractor fan.

Externally to the front there is a lawned garden enclosed with a hedge and a paved pathway solar panels to the roof. To the rear there is a good sized lawned garden, driveway leading to a detached garage via an up and over door.

Westerhope is a popular 'village' on the Western side of Newcastle, with good local amenities. There is easy access to the A1, with good road and public transport links into the city and other surrounding areas.

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





Energy Performance: Current B Potential B

Council Tax Band: B

Distance from Thomas Bewick School: 0.1 miles

Distance from Train Station: 3.6 miles

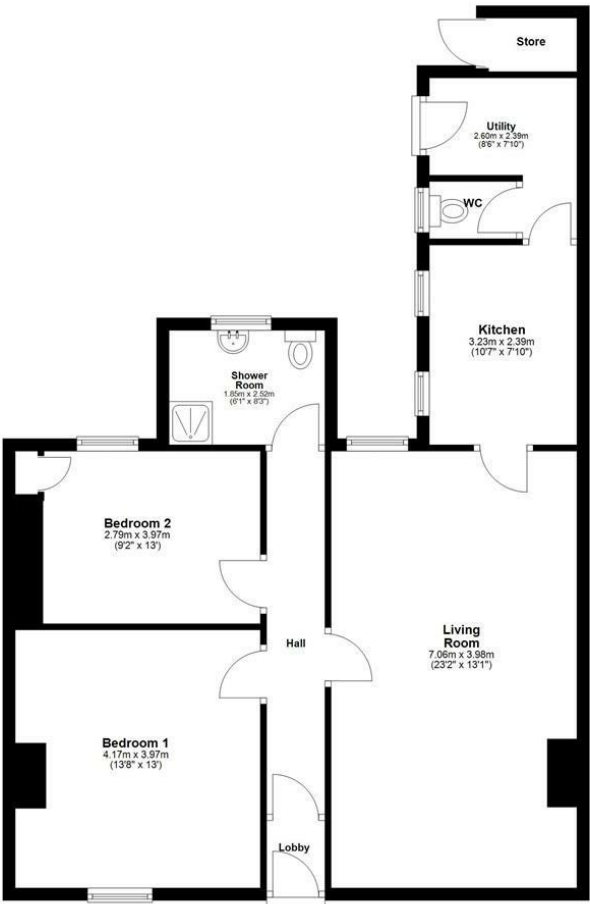
Please note all sizes and distances are approximate.

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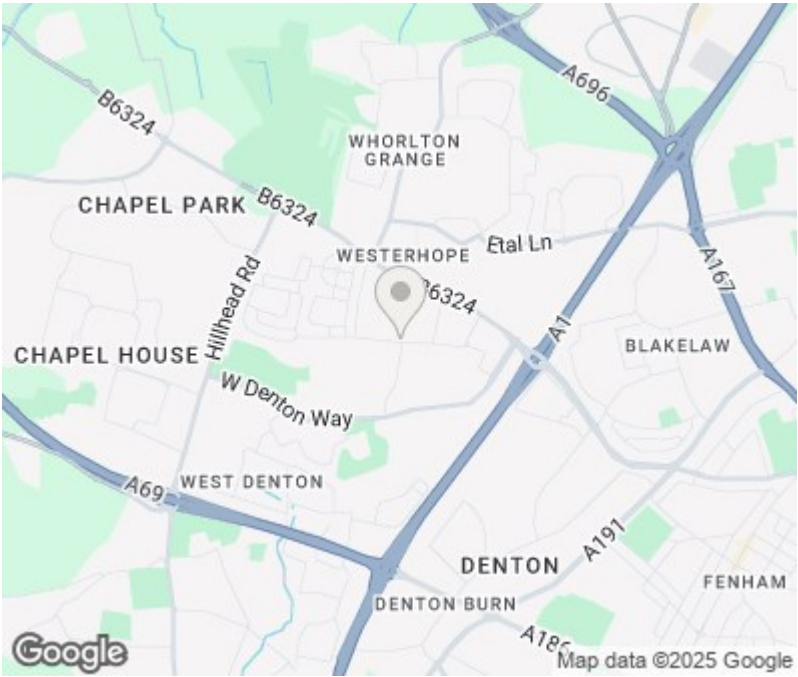
Ground Floor



Total area: approx. 84.9 sq. metres (914.2 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.



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.