



4



2



1

- 4 Bedroom Extended Semi Detached House
- Garage Converted to a Family Room
- South Facing Enclosed Rear Garden
- EPC D | Council Tax Band D

- Cul-de-Sac Location
- Family Bathroom and En-suite to Bedroom 1
- Gas Central Heating

- Great Open Plan Living
- Driveway Parking for 3 to 4 Cars
- Sealed Unit Double Glazed Windows

4 bedroom extended semi detached house situated within a cul-de-sac, with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with double doors leading to the Internal Hallway which has laminate flooring, storage cupboard and stairs to the first floor. Family Room converted from the garage with laminate flooring and a storage cupboard. Kitchen with wall and base units, rolltop work surfaces, one and a half stainless steel sink and drainer unit, integrated appliances to include a double electric oven and hob, dishwasher and washing machine, laminate flooring, spotlights to the ceiling, door to the rear garden, storage cupboard, open plan to the Diner which has French doors to the rear garden and a contemporary electric fire and is open plan to the Lounge which has a box bay window to the front aspect. First floor Landing with a storage cupboard. Bathroom which has bath and a corner cubicle with a mains shower, heated towel rail, vanity unit with a wash hand basin, low level w/c, tiled flooring, ceiling panels with inset spotlights and an extractor fan. Bedroom 1 with dual aspect to the front and rear and a loft hatch to a boarded loft, ideal for storage. En-Suite which has a cubicle with an electric shower, tiled splash back, pedestal hand wash basin, low level w/c and an extractor fan. Bedroom 2 has fitted wardrobes and a box bay window. Bedroom 3 has a loft hatch to a part boarded loft which also houses the Combi boiler. Bedroom 4 has a built in storage cupboard.

Externally to the front there is a block paved driveway giving off street parking for 3 to 4 cars, to the rear there is a garden with decking, lawn and a shed which enjoys a southerly aspect.

Ingleton Drive is situated at Bank Top, on the periphery of Newcastle, well placed for the A69 and within easy reach of the airport, excellent schools, the country park and public transport.





Energy Performance: Current D Potential B

Council Tax Band: D

Throckley Primary School 0.3 miles

Wylam Train Station 2.4 miles

Metro Centre 4.9 miles

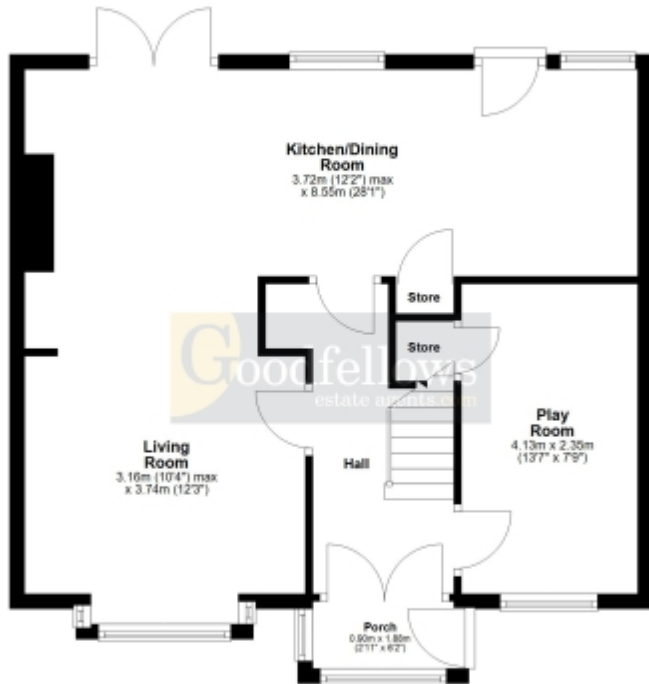
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Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 118.9 sq. metres (1279.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.