



2



2



2

- 2 Bedrooms
- Shower Room/WC
- Driveway Parking
-

- Lounge / Dining Room
- Conservatory
- Landscaped Rear Garden

- Kitchen
- Cloaks/WC
- No Chain

A well presented, 2 bedroom semi detached dormer house offered for sale with no onward chain. The deceptively spacious accommodation briefly comprising off a welcoming entrance porch leading to the Entrance Hall with stairs to first floor. The magnificent Lounge / Dining room has large bay window to the front providing lots of natural light and a feature brick fireplace. From the dining area a door leads to the wonderful Conservatory. The Kitchen is fitted with a range of base and wall units, sink and drainer unit, integrated electric oven and electric hob, extractor hood, plumbed for washing machine and space for fridge. To the rear is a spacious ground floor Bedroom 2 with windows overlooking the garden. The shower/wc is fitted with a shower enclosure, wash basin and a wc. Stairs lead to the first floor landing and Bedroom 1 with window to the front and a cloaks/Wc

Externally there is off street parking to the front and side access to the rear garden which is landscaped with well stocked raised beds.

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.





Energy Performance: Current D Potential C
Council Tax Band: B



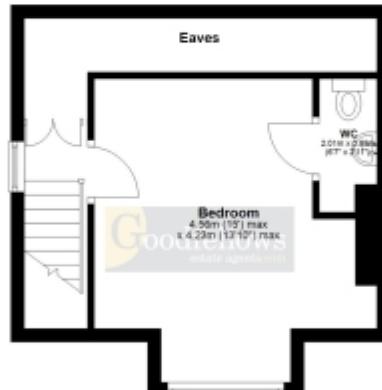
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 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		
69-80	C		75 C
55-68	D	61 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.