



4



2



3

- 4 Bedroom Detached House
- Modern Kitchen & Separate Utility
- Driveway & Garage
- Council Tax Band C | EPC D

- Immaculately Presented
- Bathroom & En-Suite
- Gas Central Heating

- Great Open Plan Living
- South Facing Rear Garden
- Sealed Unit Double Glazed Windows

Immaculately presented, 4 bedroom detached house which would make a lovely family home. Benefitting from Gas Central Heating and Sealed Unit double Glazed Windows. Briefly comprising an Entrance Hallway with hardwood flooring, storage cupboard and stairs to the first floor. Lounge with a bay window to the front aspect, laminate flooring, feature brick fireplace with a multi fuel stove. Great open plan living to the rear with a Kitchen / Diner / Family Room which has wall and base units, worktop surfaces, Belfast sink, integrated dishwasher, electric oven and gas hob with an extractor over, spotlights to the ceiling, Quarry tiled flooring, Aga, French doors to the rear garden. Utility Area with wall and base units work top surfaces, stainless steel sink and drainer unit, integrated microwave, plumbed for washing machine, spotlights to the ceiling, door to the garage and door to rear garden. First floor Landing which has a loft hatch with pull down ladders to a part boarded loft. Bathroom which has a bath with a mains shower over, pedestal hand wash basin, low level w/c, tiled splash back, spotlights to the ceiling and a heated towel rail. Bedroom 1 is to the front aspect and has a cast iron fireplace along with a feature panelled wall. Bedroom 2 is to the rear aspect and also has a cast iron fireplace and hardwood flooring. Bedroom 3 is to the front aspect and has an En-Suite which has a shower cubicle with a mains shower, tiled splash back, pedestal hand wash basin, low level w/c, heated towel rail, tiled flooring, spotlights to the ceiling and an extractor fan. Bedroom 4 is to the rear aspect and has hardwood flooring.

Externally to the front there is a blocked paved driveway giving parking for 2 cars leading to a garage which has an electric roller door and also houses the wall mounted Combi boiler. To the rear there is a lovely garden which is private end enclosed with lawn and paved areas all of which enjoy a Southerly aspect.

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.





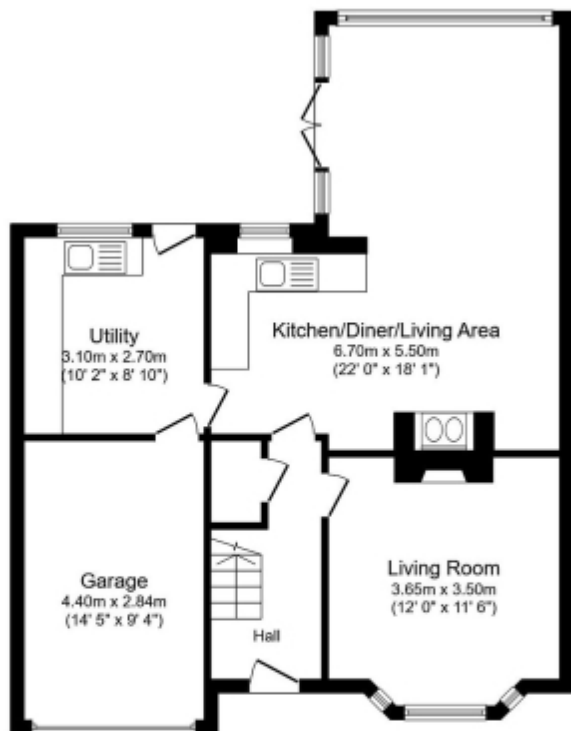
Energy Performance: Current D Potential C
Council Tax Band: C

Distance to Shopping Centre: 0.5 miles
Distance to Bank Foot Metro: 1.7 miles
Distance to City Centre 4.4 miles
Distance to Metro Centre: 4.9 miles

2024
WINNERS

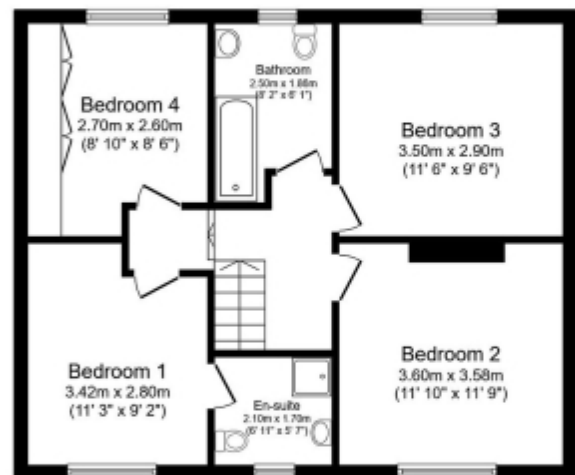
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Ground Floor

Floor area 73.6 sq.m. (792 sq.ft.)



First Floor

Floor area 58.7 sq.m. (632 sq.ft.)

Total floor area: 132.3 sq.m. (1,424 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 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.