



3



1



2

- 3 Bedroom Detached House
- No Upper Chain Involved
- Downstairs w/c & Utility
- Sealed Unit Double Glazed Windows

- Well Presented
- Spacious Dining Kitchen
- Driveway & Garage

- Cul-de-Sac Location
- Light & Airy Garden Room
- Gas Central Heating



Well presented 3 bedroom detached house situated in a quiet cul de sac location. The entrance porch with cloaks cupboard leads to the Reception Hall with stairs to first floor accommodation. The Lounge, has engineered oak flooring and large window to front. The spacious Dining Kitchen features high gloss wall and base units with quartz worktops and sink unit, induction hob with extractor over, split level oven and integral fridge freezer with matching doors. The Utility Room is fitted with wall and base units, sink unit and plumbing for a washer, door to garden and door to the Cloakroom/WC fitted with a low level wc and wash basin. From the utility room, door to rear garden and door to Garage with electric access door. From the Kitchen door to the garden room with windows to three sides and double doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the loft, which is mostly boarded out. Bedroom 1 has built in wardrobes and is to the front. Bedroom 2 is to the rear, also with built in wardrobes. Bedroom 3 has storage cupboards and is to the front. The modern Bathroom/WC with low level wc, wash basin with drawer storage, bath with mains shower over and separate walk in shower enclosure.

Externally, the Front Garden has lawn and block paved driveway to the garage which houses a wall mounted Combi boiler.. The private landscaped Rear Garden is South/East facing, with patio, lawn and mature trees to rear.

Westerhope is a sought after residential area on the Western periphery of Newcastle, with good local amenities, access to the A69 and A1 and transport links into the city.







Energy Performance: Current D Potential C

Council Tax Band: D

Distance to Westerhope Primary: 0.4 miles

Distance to Kenton Bank Foot Metro: 2.2 miles

Distance to Metro Centre: 3.7 miles

Distance to City Centre: 4.5 miles

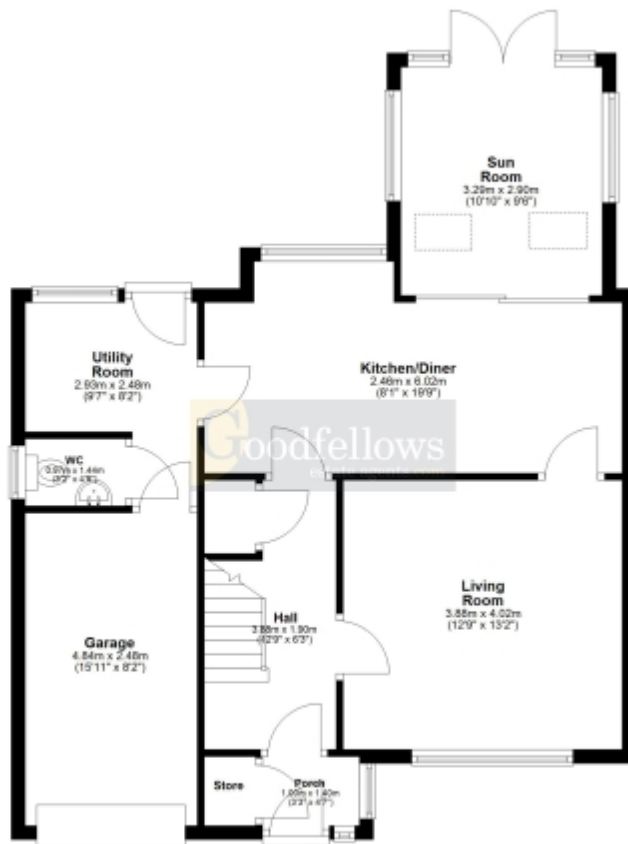
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### Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



Total area: approx. 110.9 sq. metres (1193.6 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		79 C
55-68	D	56 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.