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2

- 3 Double Bedroom Detached Bungalow
- Recently Installed Wetroom
- Large Garage
- EPC TBC

- Driveway Parking for up to 4 Cars
- Gas Central Heating
- Low Maintenance Garden

- Conservatory
- Sealed Unit Double Glazed Windows
- Council Tax Band C

3 double bedroom detached bungalow, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with part panelled walls, Internal Hallway with a loft hatch and 3 storage cupboards housing the Combi boiler. Lounge with a feature fireplace and a living flame effect gas fire, French doors onto the Conservatory and open plan the the Dining Area. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, electric oven and hob with an extractor hood over, tiled walls. Rear Porch with door to the side access and door to the Garage. The Conservatory has tiled flooring and French doors to the rear garden. Wet Room with a mains shower, wall mounted hand wash basin, low level w/c and a heated towel rail. Bedroom 1 has a Bow window and fitted wardrobes, Bedroom 2 also has a Bow Window, Bedroom 3 is to the side aspect.

Externally to the front there is a lawned garden and a paved path, to the rear there is a gated driveway giving off street parking for up to 4 cars leading to a garage which is plumbed for a washing machine, the rear garden is mainly paved.

Situated within this established and sought after location. The property is well placed for local amenities, including shops, schools, Country Parks and main road links into the City and the Airport.



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





Energy Performance: Current Potential

Council Tax Band: C

Distance from Hazlerigg Primary School: 1.2 miles

Distance from Gosforth Academy: 3.5 miles

Distance from Newcastle International Airport: 4.9 miles

Distance from Newcastle Central Railway Station: 9.4 miles

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