

## 18 Hole Lane, Newcastle Upon Tyne, NE16 5NH

£289,950

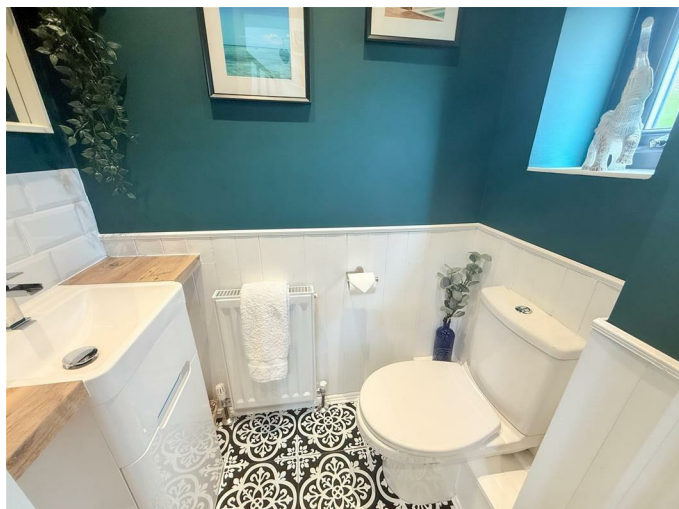
Nestled on the charming Hole Lane in Sunnyside, this fantastic semi-detached house presents an exceptional opportunity for those seeking a delightful family home. The property boasts a generous plot adorned with mature gardens, an outdoor kitchen, a pergola, and built-in seating, creating an inviting outdoor space perfect for entertaining or simply enjoying the tranquillity of your surroundings. Upon entering, you are greeted by a spacious hallway that leads to a well-appointed ground floor w/c. The living room is both welcoming and bright, seamlessly flowing into the dining kitchen. This culinary haven features a central island, mood lighting, and integrated appliances, making it a chef's dream. French doors open onto a sun terrace, allowing for a seamless transition between indoor and outdoor living. The first floor comprises a fantastic main bedroom, complemented by two additional bedrooms, one of which is currently utilised as a dressing room. A family bathroom completes this level, ensuring ample space for family living. Externally, the property benefits from a double driveway, a dedicated bin storage area, and an electric charge point for added convenience. The mature gardens encase the home, offering various seating areas and garden lights that enhance the outdoor experience. This stunning home has been beautifully enhanced by the current vendors, making it a must-see for anyone looking to settle in a desirable location. With its blend of modern amenities and charming outdoor spaces, this property is sure to impress.



## ENTRANCE HALLWAY



## GROUND FLOOR W/C



## LIVING ROOM

16'0" x 12'1" (4.90m x 3.69m)



## DINING KITCHEN

21'1" x 13'4" (6.45m x 4.08m)

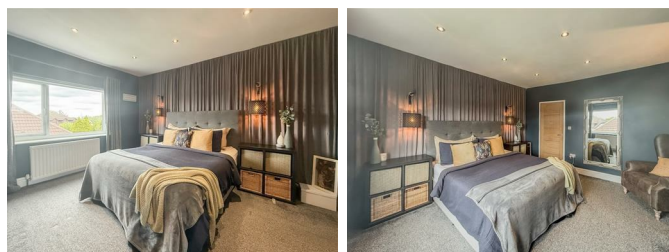


## FIRST FLOOR LANDING



## BEDROOM ONE

14'4" x 12'10" (4.37m x 3.93m)



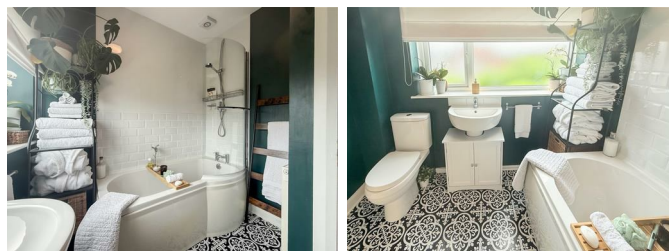
## BEDROOM TWO

14'8" x 7'11" (4.48m x 2.43m)



## BATHROOM/W.C

7'10" x 7'4" (2.41m x 2.25m)



## BEDROOM THREE/DRESSING ROOM

11'10" x 7'8" (3.62m x 2.34m)



## EXTERNAL



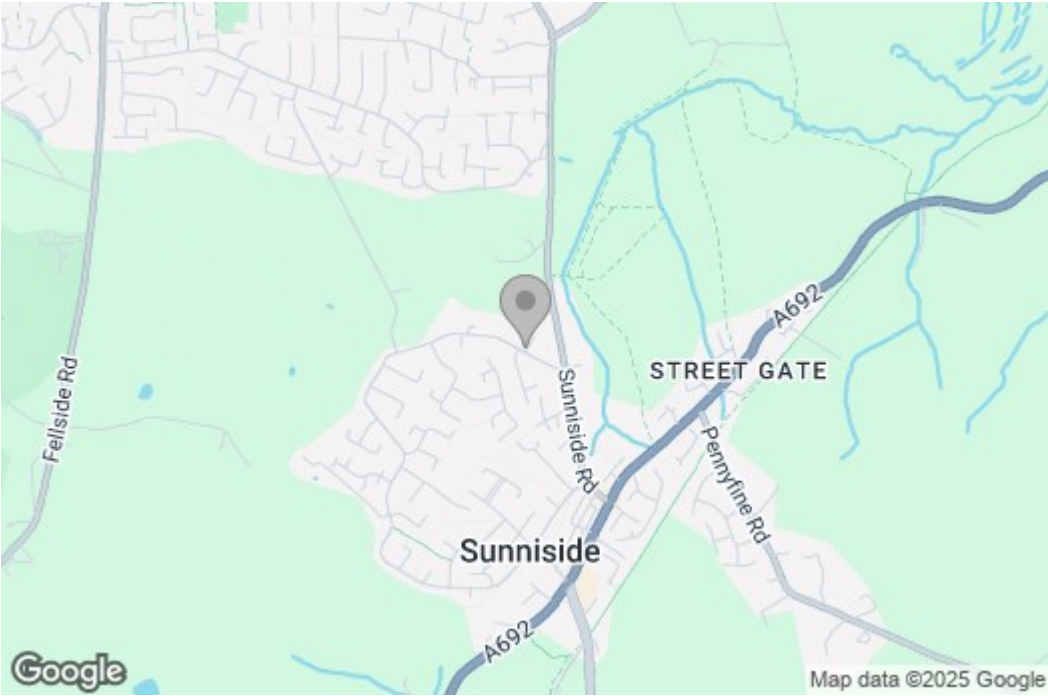
## Property disclaimer

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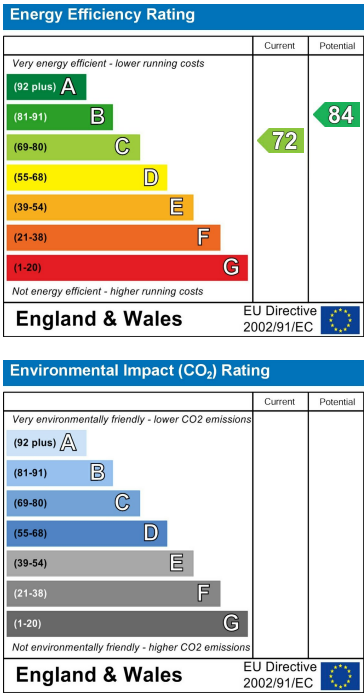
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Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.