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- Detached Bungalow
- Sought After Location
- Gardens
- Council Tax Band \*A\*
- Call For More Information
- Three Bedrooms
- Garage and Driveway
- Sun Room
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/x\\_u7ISq8a3Q](https://youtu.be/x_u7ISq8a3Q) \*\***

This impressive, three bedroom detached bungalow is positioned on the sought after Manor Place, a cul-de-sac location in High Heaton. This property is larger than the average property, just take a look at the floor plan!

High Heaton is a well-connected, with excellent transport links to Newcastle city centre and the coast. The area is close to green spaces, including Paddy Freemans Park and the Rising Sun Country Park. Also, home to a wealth of local amenities inducing independent shops, cafes, and eateries, plus, there are excellent schools nearby, making it a popular choice for families.

The bright and airy accommodation briefly comprises: - entrance porch, welcoming reception hallway, and spacious lounge with access to a sun room. There is also a breakfasting kitchen with access utility room, three bedrooms (bedroom three currently used as a dining room), a bathroom and a separate WC. Further benefits include gas central heating and double glazing.

Externally there is a driveway which provides access to the attached garage along with substantial, well-maintained gardens to the front and rear.

We anticipate an extremely high level of viewings on this simply stunning property. To arrange yours please call our sales team on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.



Ground Floor



Lounge 11'4" x 16'5" (3.47 x 5.02)


Kitchen 12'6" x 12'6" (3.82 x 3.82)

Sun Room 12'0" x 9'6" (3.66 x 2.91)

Bedroom One 13'9" x 10'0" (4.20 x 3.05)

Bedroom Two 11'4" x 9'7" (3.46 x 2.94)

Bedroom Three 10'5" x 12'5" (3.19 x 3.80)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## The difference between house and home

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