

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



29 Inglewood Drive, Porthill, Newcastle, ST5 0DT

Offers In Excess Of

£165,000

- Two Bedroom!
- Kitchen With Dining Area
- Off Road Parking
- Desirable Area
- Spacious Layout
- Modern Bathroom
- Pleasant Rear Garden
- Must Be Viewed!

This delightful two-bedroom traditional-style semi-detached house on Inglewood Avenue, Porthill, offers the perfect blend of character and modern comfort.

With a spacious layout, the home features a combined kitchen and dining area, perfect for family meals or entertaining. The property includes two generously sized double bedrooms and a stylish modern bathroom, providing all the essentials for comfortable living.

Outside, you'll find a driveway to the front for convenient parking and a pleasant garden with decking - ideal for relaxing or hosting guests - offering lovely views to enjoy year-round.

Situated in a desirable area close to local amenities and transport links, this home is perfect for first-time buyers or those looking to downsize.

Don't miss the chance to make this charming property yours - book a viewing today! For more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Stairs leading to the first floor.

### LIVING ROOM

14'4 x 11'1 (4.37m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with gas fire.

### KITCHEN AND DINING ROOM

15'6 x 9'1 (4.72m x 2.77m)

Two tone kitchen with a range of white wall cupboards and matt grey base units. Plumbing for washing machine and dishwasher. UPVC double glazed window and sliding patio doors. Radiator. Under stairs pantry. Tiled floor and splashback.

\* cooker available by separate negotiation.

\* gas combi boiler under stairs

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Access to the loft. UPVC double glazed window.

### MASTER BEDROOM

11'1 x 11'0 (3.38m x 3.35m)

Fitted carpet. Radiator. Two UPVC double windows.

### BEDROOM TWO

11'0 x 9'3 (3.35m x 2.82m)

Fitted carpet. Radiator. UPVC double glazed window.

### MODERN FULLY FITTED BATHROOM

6'7 x 5'9 (2.01m x 1.75m)

Bath with shower over, wash basin with drawers and wc. UPVC double glazed window. Heated towel rail radiator.

## OUTSIDE

There is off road parking for two vehicles to the front of the property. To the rear there is raised decking, low maintenance gravel area with steps down to the lawn, mature shrubs and an outside tap.





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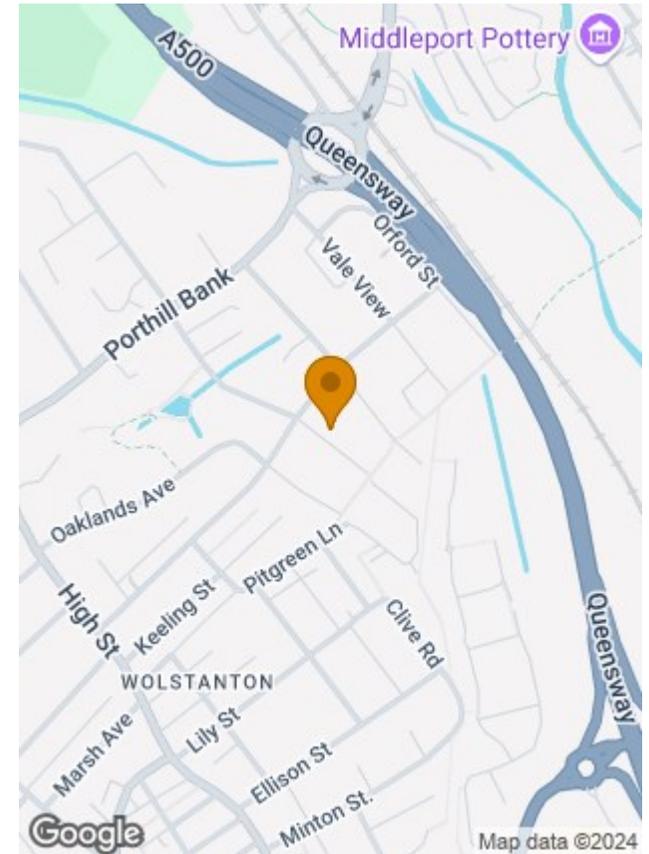


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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