



Langdon Road | Hillheads Estate | NE5 5LX

£255,000



3



2



1

Semi detached family home

Popular location

Three bedrooms

Shower room/W.C

Open plan Kitchen/Sun room

Front and rear gardens

Separate Utility Room

Single Garage

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This attractive semi-detached family home is situated in the ever-popular Hillheads Estate and offers a fantastic opportunity for buyers seeking space, style, and versatility.

The property welcomes you with an inviting entrance hall leading into a bright and spacious lounge, flowing seamlessly into an impressive open-plan kitchen and sun room – perfect for modern family living and entertaining. A separate utility room and garage add further practicality and convenience.

To the first floor, there are three well-proportioned bedrooms alongside a contemporary fitted shower room/WC, finished to a modern standard.

Externally, the home continues to impress with gardens to the front and rear. The front garden is laid to lawn with a block-paved driveway providing off-street parking and access to the single garage. To the rear, an enclosed garden offers a wonderful outdoor retreat, featuring lawned areas together with both decked and block-paved seating spaces – ideal for relaxing or entertaining in the warmer months.

Entrance Hall

Double-glazed window to the front, central heating radiator, and stairs rising to the first floor.

Lounge 12' 11" Into bay x 12' 11" Into alcove (3.93m x 3.93m)

Double-glazed bay window to the front, central heating radiator, wood flooring, and a multi-fuel stove with hearth.

Open plan Kitchen/Sun Room

Kitchen 19' 11" Max x 8' 0" Max (4.67m x 2.61m)

Fitted with a range of wall and base units with work surfaces over and upstand, integrated appliances including an eye-level oven and grill, ceramic hob, and dishwasher, central heating radiator, and open to: -

Reception room/Sun Room 15' 4" Max x 8' 7" Plus recess (4.67m x 2.61m)

Double-glazed roof lantern and double-glazed bi-folding doors leading to the rear garden.

Utility Room 9' 0" Max x 6' 7" Max (2.74m x 2.01m)

Fitted units with work surfaces over, plumbing for an automatic washing machine, and double-glazed window to the rear.

Landing

Double-glazed window to the side.

Bedroom One 13' 1" Into bay x 8' 9" Plus wardrobes (3.98m x 2.66m)

Double-glazed bay window to the front, central heating radiator, and fitted wardrobes.

Bedroom Two 12' 1" Including wardrobes x 9' 0" Max (3.68m x 2.74m)

Double-glazed bay window to the rear, central heating radiator, and fitted wardrobes.

Bedroom Three 8' 11" x 7' 9" (2.72m x 2.36m)

Double-glazed bay window to the front and central heating radiator.

Shower room/W.C

Fitted with a three-piece suite comprising a low-level WC with concealed cistern, vanity wash hand basin, and walk-in shower cubicle, heated towel rail, storage cupboard, tiled walls and flooring, and a double-glazed window to the rear.

Externally

Front Garden

Lawned garden with block-paved driveway to the side providing off-street parking and leading to the single garage.

Rear Garden

Enclosed lawned garden with decked and paved seating areas.

Garage 16' 0" x 7' 11" (4.87m x 2.41m)

Door width 7' 3" (2.21m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premise

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

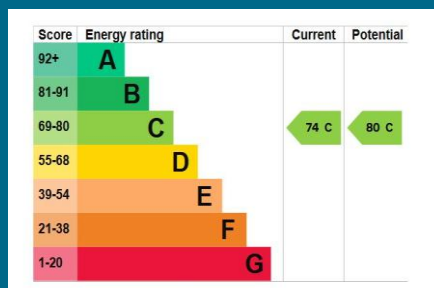
Length of Lease: 999 Years from 1st March 1956

Ground Rent: £4.50 every 6 months

COUNCIL TAX BAND: C

EPC RATING: D

WD8608/28/04/26/BW/EM/V.1



T: 0191 2671031

Westdenton@rmsestateagents.co.uk

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