



Heywoods.

51 Roe Lane, Newcastle

Newcastle

Offers in Region of £450,000

Heywoods.

## 51 Roe Lane

Newcastle

Impressive three/four bedroom detached dormer bungalow on Roe Lane, Westlands, with versatile living space, integral garage, ample parking and generous rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three/four Bedroom Detached Dormer Bungalow
- Sought after Westlands location
- No onward chain
- Beautifully Renovated Throughout
- Spacious Lounge/Diner with log burner
- Integral Garage and In-and-Out Driveway
- Generous Private Rear Garden





**Porch**

9' 7" x 4' 2" (2.93m x 1.28m)

**Entrance Hallway**

14' 8" x 5' 11" (4.46m x 1.81m)

**Bedroom One**

12' 0" x 11' 2" (3.67m x 3.40m)

**Bedroom Two**

12' 1" x 11' 0" (3.69m x 3.35m)

**Lounge/Dining Room**

21' 7" x 12' 1" (6.59m x 3.69m)

**Breakfast Kitchen**

12' 0" x 10' 8" (3.67m x 3.24m)

**Utility Room**

8' 3" x 5' 8" (2.51m x 1.72m)

**Shower Room**

7' 6" x 5' 1" (2.29m x 1.56m)

**Landing**

7' 5" x 6' 0" (2.27m x 1.84m)

**Bedroom Three**

12' 4" x 12' 2" (3.76m x 3.71m)

**Walk-in Wardrobe**

15' 5" x 6' 7" (4.69m x 2.00m)

**Bedroom Four**

15' 5" x 10' 7" (4.69m x 3.22m)

**First Floor WC**

4' 7" x 6' 0" (1.39m x 1.84m)

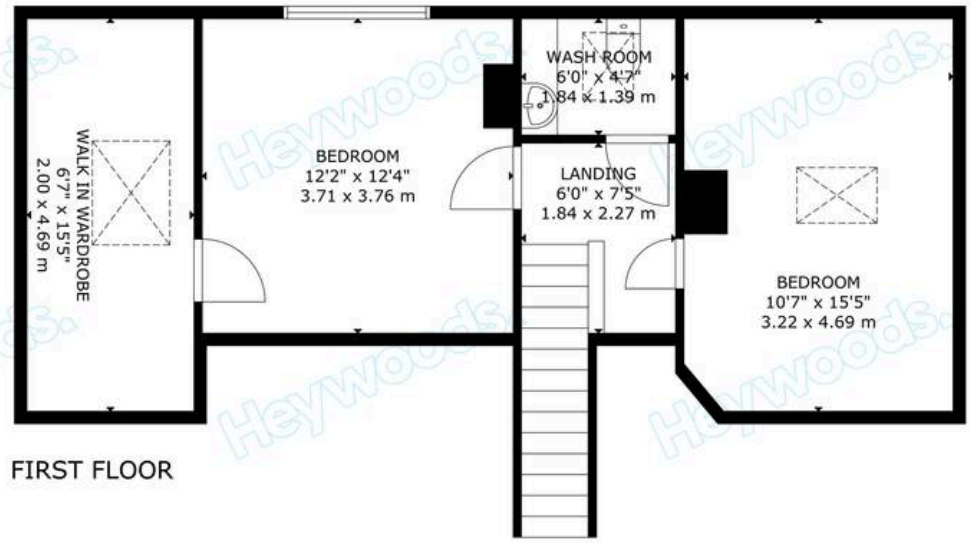
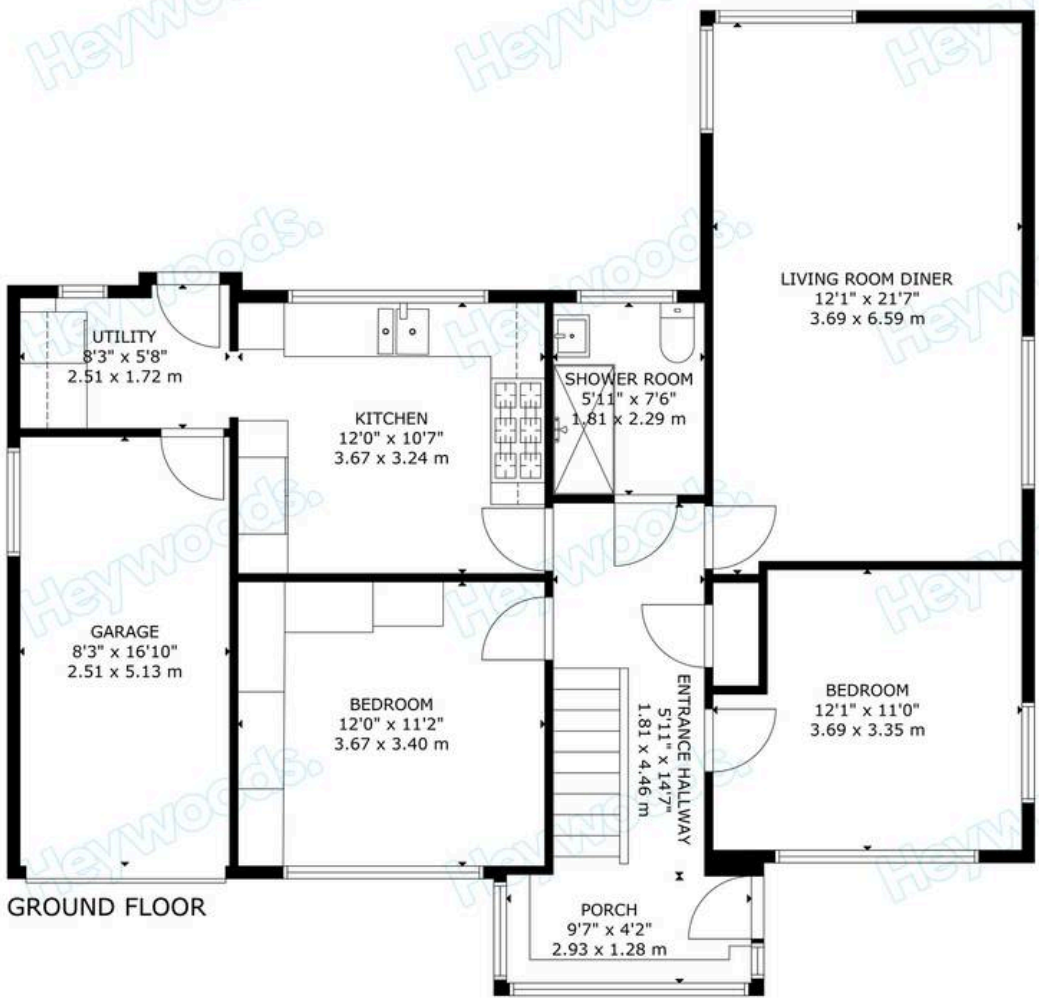
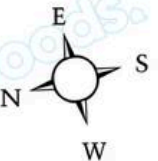
**Garage**

16' 10" x 8' 3" (5.13m x 2.51m)

**AGENTS NOTES**

Council Tax Band - E EPC Rating - To Follow Tenure- Freehold





GROSS INTERNAL AREA  
TOTAL: 143 m<sup>2</sup>/1539 sq.ft  
GROUND FLOOR: 97 m<sup>2</sup>/1041 sq.ft, FIRST FLOOR: 46 m<sup>2</sup>/498 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# Heywoods

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