



2



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- 2 Bedroom Semi Detached Bungalow
- Driveway and Garage
- Sealed Unit Double Glazed Windows
- EPC C

- No Upper Chain Involved
- Enclosed Rear Garden
- Nearby Local Shops

- Cul-de-Sac Location
- Gas Central Heating
- Council Tax Band B



2 bedroom semi detached bungalow situated within a cul-de-sac with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate flooring and a storage cupboard. Kitchen with wall and base units, rolltop work surfaces, one and a half white composite sink with drainer unit, tiled flooring, door to the side, integrated electric oven and hob, plumbed for washing machine, built in microwave Spotlights to the ceiling.. Lounge with bay windows and leaded light top panels, feature fireplace. Bathroom has a P shaped bath with a main shower over, wall mounted wash hand basin, low level w/c, heated towel rail, panelled splash back, part tiled walls, panelled ceiling with inset spotlights, loft hatch. Bedroom 1 has 3 double fitted wardrobes and set of drawers, Bedroom 2 has laminate flooring and a door to the rear garden.

Externally to the front there is a driveway leading to a single garage via a roller door which has a wall mounted combi boiler. To the rear there is lawn, paved and gravelled areas and a shed.

Hillheads Estate is a sought after residential area in Westerhope, on the Western periphery of Newcastle. There are good local amenities and excellent transport links.





Energy Performance: Current C Potential C  
Council Tax Band: B

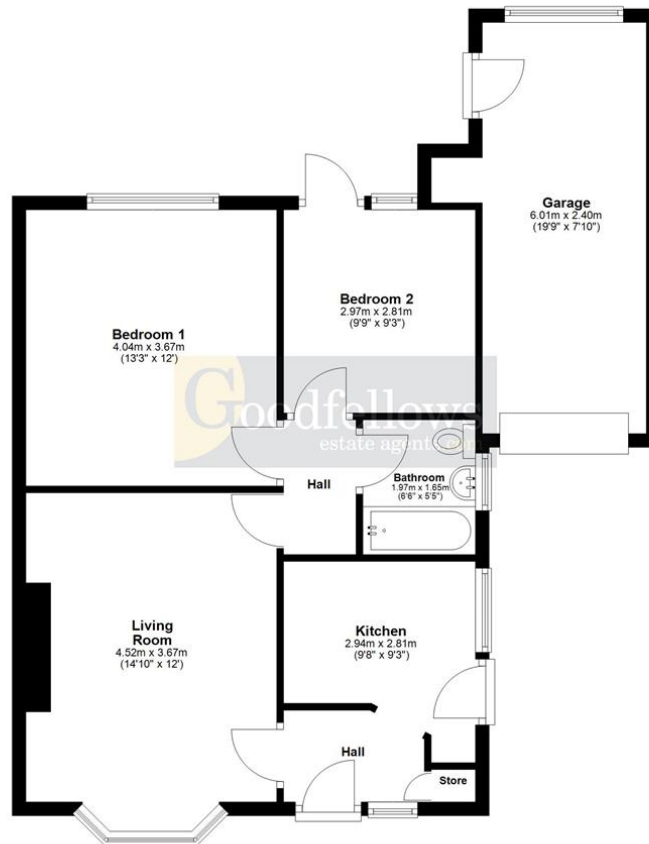
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# Ground Floor



Total area: approx. 72.5 sq. metres (780.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.