



2



1



1

- 2 Bedroom Terraced House
- Good Sized Lawned Garden
- No Upper Chain involved
- EPC C

- Modern Bathroom & Downstairs w/c
- Yard with off street Parking
- Sealed Unit Double Glazed Windows

- Breakfasting Kitchen
- Gas Central Heating
- Council Tax Band A

2 bedroom terrace house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising off an Entrance Hallway with tiled flooring, Breakfasting Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, integrated electric oven and gas hob, extractor fan, spotlights to the ceiling, tiled flooring, plumbed for washing machine, integrated fridge freezer and a storage cupboard. Lounge with a feature fireplace, Downstairs w/c with a low level ew/c, wall mounted hand wash basin, wall mounted Combi boiler, tiled flooring, spotlights to the ceiling and an extractor fan. First floor Landing leading to the Bathroom which has a panelled bath with a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, heated towel rail, ceiling panels with inset spot lights and an extractor fan. Bedroom 1 is to the front aspect and has a Dormer window and a loft hatch. Bedroom 2 is to the rear aspect and has part panelled walls.

Externally there is a yard with off street parking to the front and to the rear there is a good sized garden with lawn and paved patio areas which enjoys a Southerly aspect, there is also a shed.

Westerhope is a popular 'village' on the Western side of Newcastle, with good local amenities. There is easy access to the A1, with good road and public transport links into the city and other surrounding areas.





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

2024
WINNERS

ESTAS

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Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 77.4 sq. metres (833.2 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		87 B
69-80	C	70 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.