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1



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- 2 Bedroom Semi Detached Bungalow
- Driveway
- Gas Central Heating
- EPC C

- Cul-de-Sac Location
- Enclosed Rear Garden
- Sealed Unit Double Glazed Windows

- Large Utility Room
- Modern Kitchen and Shower Room
- Council Tax Band B

2 bedroom semi detached bungalow situated within a cul-de-sac with gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring and a storage cupboard. Lounge to the front aspect with a feature fire place with a living flame effect gas fire. Modern Kitchen with wall and base units, work top surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and hob with an extractor over, integrated fridge, spotlights to the ceiling. Large Utility Room with part tiled and part laminate flooring, spotlights to the ceiling, base units with work top surfaces, plumbed for washing machine, door to rear garden. Shower Room which has a cubicle with a mains shower, low level w/c, pedestal hand wash basin, tiled walls, ceiling panels with inset spotlights, heated towel rail and an extractor fan. Bedroom 1 is to the rear aspect and has French doors to the rear garden. Bedroom 2 is to the front aspect.

Externally to the front there is a lawned garden with borders and a block paved driveway, to the rear there is an enclosed garden with lawn and paved areas.

Westgarth is pleasantly situated within Whorlton Grange, with good access to local schools and other amenities. There are good road and public transport links into the city along with good access to Newcastle International Airport.





Energy Performance: Current C Potential C

Council Tax Band: B

Distance to Simonside Primary School: 0.2 miles

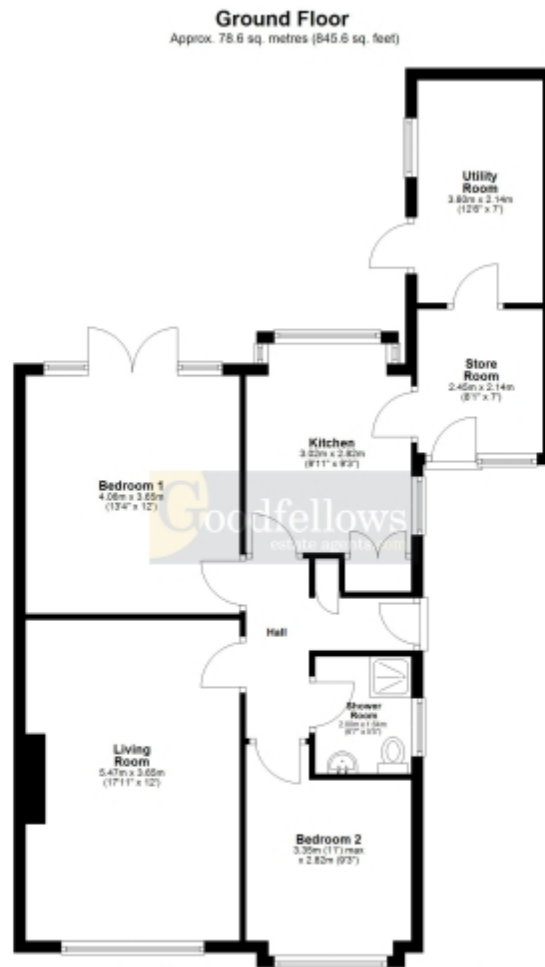
Distance to Kenton Bank Foot Metro: 0.7 miles

Distance to City Centre: 5.1 miles

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Total area: approx. 78.6 sq. metres (845.6 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 PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.