



- 2 Bed Detached Bungalow
- High Gloss Kitchen
- Front & Rear Gardens
- Ideal for a Couple

- Lounge with Fireplace and Patio Doors
- Bathroom/WC with Shower
- Gas CH & SUDG
- Dining Room
- Generous Garage
- Popular Residential Area

A well presented 2 bedroomed detached bungalow, pleasantly situated within this popular residential location. With gas fired central heating and sealed unit double glazing, there is oak flooring to the Reception Hall, which continues through to the Lounge, with ornate polished wood fireplace and patio doors opening to the rear garden. There is oak flooring to the Dining Room, with door to the side and which leads through to the Kitchen, well fitted with a good range of high gloss fronted wall and base units, stainless steel sink unit, split level, oven, 4 ring ceramic hob with extractor over and plumbing for a washer. Bedrooms 1 and 2 are both to the front and both also have oak flooring. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with mains shower over, shower screen and fully tiled walls and floor. The spacious Garage has electric lights and power points and houses the combi boiler.

Externally, the Front Garden is lawned, with a block paved driveway to the garage. The Rear Garden has a patio and artificial lawn.

This property is ideally situated adjacent to a green. West Denton Park has good road and public transport links into the city, along with other surrounding areas, and is well placed for the A1 and A69.

Reception Hall

Lounge 18' x 10'5" (5.49m x 3.18m)

Dining Room 8'8" x 7' (2.64m x 2.13m)

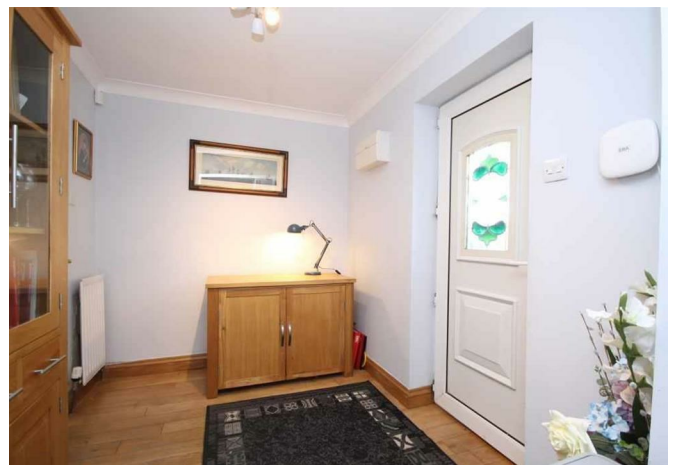
Kitchen 12'4" x 7'8" (3.76m x 2.34m)

Bedroom 1 10'7" x 10' (3.23m x 3.05m)

Bedroom 2 10'10" x 7'2" (3.30m x 2.18m)

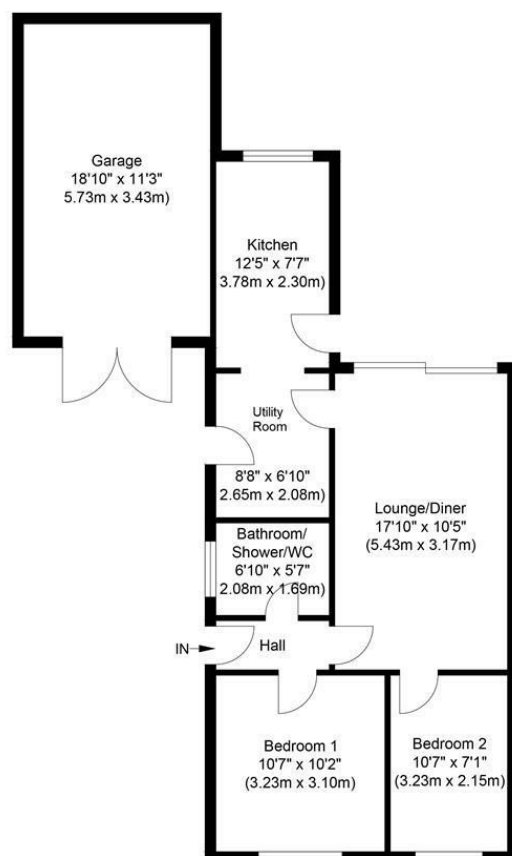
Bathroom/WC 6'10" x 5'6" (2.08m x 1.68m)

Garage 18'10" x 11'4" (5.74m x 3.45m)





Energy Performance: Current D Potential B
Council Tax Band: C
Newcastle City Council: 0191 278 7878
West Denton Primary School: 1.1 Mile
Newcastle International Airport: 6.4 Miles
Newcastle Central Railway Station: 5.9 Miles



Approximate Floor Area
806.32 sq. ft.
(74.91 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.



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.