



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	37 F	

*Let's point you in the right.....* **DIRECTION**

- 3 x Bedroom Detached Bungalow with Mountain views
- Off-Street Parking, Gardens to Front & Rear
- Oil-Fired Central Heating, uPVC Windows & Doors

Offers over £224,950





## ACCOMMODATION

(All measurements are approximate)

### ENTRANCE HALLWAY:

uPVC glazed door with matching side panel leading into L-shaped hallway, neutral carpet, radiator, storage closet with electric meter, hot-press, access hatch to roof-space



### LIVING ROOM:

16'8" x 13'3" (5.08 x 4.05m at widest)  
Tiled surround fireplace, decorative glazed doors, neutral carpet, 2 x radiators, 2 x sockets, telephone & fibrus points



### DINING ROOM:

10'11" x 8'7" (3.35 x 2.63m at widest)  
Neutral carpet, radiator, socket



### KITCHEN:

12'4" x 8'7" (3.77 x 2.62m at widest)  
High & low-level units, with laminated work-top, stainless steel sink, plumbed for washing machine, extractor hood, fluorescent lighting, glazed uPVC door leading to rear, tiled-effect vinyl flooring, tiled splashback, radiator, 4 x sockets



### **BEDROOM 1:**

9'10" x 9'10" (3.01 x 3.01m at widest)

Located at the front of the property, neutral carpet, built-in storage, wall mirror, radiator, 2 x sockets



### **BEDROOM 2:**

9'10" x 9'10" (3.01 x 3.01m at widest)

Located at the rear of the property, neutral carpet, built-in storage, radiator, socket, telephone point



### **BEDROOM 3:**

9'11" x 8' (3.03 x 2.44m at widest)

Located at the front of the property, neutral carpet, radiator, socket, telephone point



### **BATHROOM:**

8'7" x 5'10" (2.62 x 1.79m at widest)

White suite comprising of panel bath, with mixer shower head & Mira electric shower, glazed shower screen over bath, vanity W.H.B, W.C, tile-effect vinyl flooring, radiator, extractor





# 7 Kinghill Avenue

## Newcastle, BT33 0DE

### EXTERNAL:

Lawns to front & rear of property with wall & hedge surrounds, concrete driveway, oil-storage tank, housing for boiler & accessible ramp located at the rear of the property



**Rates for the year 2023/24: £1,020.39**

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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