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87 Dundrum Road Newcastle

BT33 0LN

Detached House



This spacious family home is located within easy access of Main Street and the various amenities of Newcastle. While being well placed for commuting North the house enjoys privacy and seclusion to the rear in a mature setting in this ever popular residential area.



- **Sitting Room, Family Room, Kitchen**
- **4 Bedrooms, Shower Room, Bathroom**
- **uPVC Double Glazed**
- **Oil Fired Central Heating**
- **Garden to front**
- **Enclosed garden to rear**
- **Detached Garage**
- **Price: Offers in the Region Of £195,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	38 F	
1-20	G		

THE PROPERTY COMPRISES:

Ground Floor

Entrance Hall: Part tiled, part polished wood floor, double radiator. uPVC entrance door and side lights.

Sitting Room: 10' 11" x 16' 10" (3.33m x 5.14m) (both max) Fireplace with mahogany surround and over mantle. Tiled inset and tiled hearth. Polished wood floor, television point. Facility for wall lights, double radiator.

Family Room: 13' 11" x 10' 5" (4.24m x 3.17m) Polished wood floor, sliding patio door. Telephone point, double and single radiator.

Kitchen: 8' 5" x 12' 10" (2.56m x 3.91m) (both max) Range of high and low level units with laminate doors and work surfaces, stainless steel sink. Integrated ceramic hob and extractor fan. Plumbed for washing machine and dishwasher. Double radiator.

Shower Room: White suite comprising low flush W.C, pedestal WHB. Large shower cubicle with Mira electric shower. Ceramic tiled floor, full wall tiling, single radiator.

First Floor

Bedroom (1): 11' 6" x 10' 4" (3.51m x 3.16m) Built-in wardrobe, telephone point, single radiator.

Bedroom (2): 11' 0" x 13' 0" (3.35m x 3.95m) Built-in wardrobe, single radiator.

Bedroom (3): 6' 9" x 10' 4" (2.07m x 3.16m) Single radiator.

Bedroom (4): 6' 10" x 10' 4" (2.08m x 3.16m) Single radiator.

Bathroom: Coloured suite comprising low flush W.C, pedestal WHB. Panel bath with Redring electric shower over. Part wall tiling, cork tiled floor, single radiator.

External: To front - Garden, tarmac driveway/parking.
To rear - Enclosed garden with sun terrace.

Garage: Oil fired boiler.

Viewings: By appointment with the agents.

