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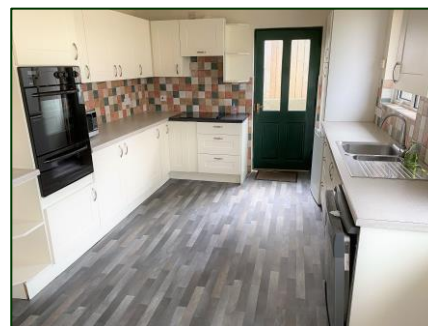
56 Sunningdale Drive Newcastle

BT33 0QJ



Detached Bungalow

This detached bungalow is located just off the Tullybrannigan Road. The property has been extended to the first floor providing two additional bedrooms and WC with WHB. To the front there is a driveway and garden, to the rear there is detached garage and garden which benefits from the evening sun.



- Sitting Room, Kitchen/Dining Area, 4 Bedrooms
- Bathroom, First floor W.C & WHB
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Detached Garage
- Gardens to front and rear
- Tarmac driveway
- Price: Offers in the Region Of £185,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

THE PROPERTY COMPRISES:

Ground Floor

Hall: PVC Double glazed door and side panel, laminate floor, radiator, telephone point.

Sitting Room: 14' 10" x 10' 11" (4.52m x 3.32m)
Fireplace with pine surround, tiled hearth, double radiator.

Kitchen/Dining Area: 17' 3" x 10' 5" (5.25m x 3.17m) Range of high and low level units with laminate work surfaces and doors, 1½ bowl stainless steel sink and drainer. High level double oven and ceramic hob, plumbed for washing machine. Part wall tiling, double radiator.

Bedroom (1): 12' 10" x 11' 0" (3.91m x 3.35m) Radiator, pine floor.

Bedroom (2): 9' 7" x 10' 6" (2.92m x 3.20m) Radiator, pine floor.

Bathroom: White suite comprising panel bath with electric shower and glass panel. W.C, pedestal WHB, radiator, wall tiling. Airing cupboard.

First Floor

Bedroom (3): 12' 11" x 12' 8" (3.93m x 3.86m) (both widest) Under eaves storage.

Bedroom (4): 14' 11" x 12' 8" (4.54m x 3.86m) (both widest) Wood floor.

W.C: W.C and WHB, wood floor, wall tiling.

External: Front - Lawn, tarmac driveway.
Rear - Lawn, trees, shrubs and patio. PVC oil tank.

Detached Garage: 8' 4" x 18' 10" (2.54m x 5.74m) Up and over door, oil fired boiler, light.

Viewings: By appointment with the agents.

