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## 6 Kinghill Avenue Newcastle BT33 0DE



### *Detached Bungalow*

Located off Tullybrannigan Road, this detached bungalow presents an opportunity to acquire a family home or investment property. Just a short drive from Newcastle town centre and all its amenities, this residence comprises a bright spacious sitting room, two bedrooms and an integral garage.



- **Sitting Room, Kitchen, Shower Room**
- **2 Bedroom**
- **Integral Garage**
- **Oil Fired Heating**
- **Wooden Double Glazed Windows**
- **Offers Over £199,000**

## THE PROPERTY COMPRISES:

- Entrance Hall:** Hardwood glazed door with leaded glass and side window, cloak cupboard.
- Sitting Room:** 12' 11" x 13' 11" (3.93m x 4.24m)  
Tiled fireplace and hearth.
- Kitchen:** 10' 10" x 8' 10" (3.30m x 2.69m)  
High and low level units with laminate doors and work surfaces, stainless steel sink and drainer, Neff ceramic hob and high level oven, tiled floor, part wall tiling.
- Bedroom 1:** 9' 11" x 10' 4" (3.02m x 3.15m)  
Built in wardrobe.
- Bedroom 2:** 9' 11" x 12' 5" (3.02m x 3.78m) (both widest)  
Built in wardrobe.
- Shower Room:** White suite comprising WC, WHB, shower cubicle with thermostatic shower, part wall tiling, tiled floor, airing cupboard, heated towel rail.
- External:** Integral Garage.  
Front - Driveway, lawn and shrubs.  
Rear - Enclosed garden with lawn, trees and shrubs.
- Viewings:** By appointment with the Agent.

