



Hyperion Way Newcastle upon Tyne

- Semi-detached house
- Three bedrooms
- No upper chain
- South-facing garden
- Allocated Parking Space
- EPC to be confirmed
- Council Tax Band A
- Freehold

Offers over £ 165,000



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Hyperion Way

Newcastle upon Tyne, NE6 3UA

On offer is this immaculate three-bedroom semi-detached house, a perfect haven for first-time buyers and families alike. This property comes with the advantage of no upper chain, offering a smooth and unhindered transaction.

The home boasts an amiable reception room, a place where you can relax and unwind, or entertain guests. It benefits from lovely views and direct access to the south-facing garden, allowing for an ample amount of natural light. The garden itself is an exceptional feature, inviting you to enjoy sunny afternoons and warm evenings outdoors. The kitchen is a delight, bathed in natural light with enough space for a dining table. Each of the 3 bedrooms has its own unique charm. The first bedroom is a comfortable double with built-in wardrobes, offering a practical and stylish storage solution. The second bedroom features fitted wardrobes, ensuring plenty of space for personal belongings. The third bedroom could comfortably work as an office space or nursery. The modern suite in the bathroom adds a touch of elegance and sophistication, further enhancing the appeal of this beautiful home.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor, leads to kitchen/diner.

KITCHEN/DINER – 10'2 (3.1m) max x 15'9 (4.8m) max

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for auto washer, part tiled walls, wall mounted central heating boiler concealed in cupboard, radiator, double glazed window to the front.

CLOAKROOM/WC (Off the dining room)

Low level WC, wash hand basin.

LOUNGE – 13'6 (4.1m) max x 10'10 (3.3m)

Double glazed window and french doors to the rear, electric fire, two alcoves, wood effect flooring, television point, double radiator.

FIRST FLOOR LANDING

Doors off to bedrooms and bathroom/wc, access to roof space.

BEDROOM 1 – 11'10 (3.6m) x 7'11 (2.4m)

Two double glazed windows to the front, fitted wardrobes, radiator.

BEDROOM 2 – 12'6 (3.8m) x 7'3 (2.2m)

Double glazed window to the rear, fitted wardrobes, and radiator.

BEDROOM 3 – 8'2 (2.5m) x 5'11 (1.8m)

Double glazed window to the rear, radiator.

BATHROOM/WC

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low level wc, double glazed frosted window to the side.

REAR GARDEN

South facing, raised decking area for outdoor dining, artificial turf, fenced boundaries, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

MINING: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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