



Langdon Road | Hillheads Estate | NE5 5LT

**£240,000**



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**Beautifully Renovated Semi-Detached House**

**Three Bedrooms**

**Natural Light Throughout**

**Cloakroom/W.C**

**Elegant and Stylish Kitchen/Dining Area**

**Lounge With Media Wall**

**Spacious Rear Garden**

**Garage and New Driveway**

**RMS** | Rook  
Matthews  
Sayer

This spacious semi-detached house has been fully refurbished to a high standard and offers no onward chain.

Internally the accommodation includes an entrance hall leading to modern fitted kitchen with dining space offering good natural light, utility room, cloakroom/W.C and lounge which includes a media wall with electric fire and space for television.

All three bedrooms benefit from built-in wardrobes, maximising storage and helping to keep rooms organised and uncluttered. There is a bathroom/w.c serving the property.

Externally, to the front of the house there is a block paved drive providing off street parking for multi vehicles and a gravel area. To the rear there is an enclosed lawn garden with paved and decked seating areas.

The location places residents within reach of local amenities, including shops, everyday services and community facilities found in the surrounding Newcastle upon Tyne area. Nearby schools make this setting practical for families with children of school age.

Public transport links are accessible, with local bus services connecting to Newcastle city centre and surrounding districts for work, study and leisure. Newcastle Central Station provides onward rail connections across the region and to major UK cities, while the wider Tyneside transport network supports commuting and access to local attractions.

**Rook Matthews Sayer** would highly recommend an internal viewing to appreciate the accommodation and location on offer.

#### Hall

Central heating radiator, laminate flooring, under stairs storage and separate storage cupboard.

Lounge 13' 3" including bay window x 11' 10" Max  
(4.04m x 3.60m)

Double glazed bay window to the front, laminate flooring, central heating radiator and a media wall including electric fire and space for television.

Kitchen/Dining area 19' 11" Max x 8' 4" Max  
(6.07m x 2.54m)

Fitted with a range of wall and base units with Quartz work surfaces over, stainless steel sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, dishwasher, fridge and freezer, recessed spotlights, laminate flooring, central heating radiator, two double glazed windows to the rear.

Utility 12' 7" x 5' 5" (3.83m x 1.65m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap and drainer, laminate flooring, two double glazed windows and door leading to the rear garden.

#### Cloakroom/W.C

Vanity wash hand basin, low level W.C with concealed cistern, laminate flooring, and a central heating radiator.

#### Landing

Double glazed window to the side.

Bedroom One 13' 2" including bay window x 9' 0" plus wardrobes and recess (4.01m x 2.74m)

Double glazed bay window to the front, fitted wardrobes and a central heating radiator.

Bedroom Two 10' 1" plus recess x 8' 9" (3.07m x 2.66m)

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

Bedroom Three 8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window to the front, central heating radiator and built in single wardrobes, drawers, and bed base.

#### Bathroom/W.C

Fitted with a three-piece white coloured bathroom suite comprising low level W.C with concealed cistern, vanity wash hand basin, panel bath with shower over and screen, tiled walls, heated towel rail, loft access and a double glazed window.

#### Externally:-

##### Front Garden

Block paved drive providing off street parking for multiple vehicles and leading to the single garage. There is a gravel area with planted border.

##### Rear Garden

Enclosed garden which is mainly laid to lawn with tiled patio and decked seating area.

Garage 13' 11" Max x 8' 1" Max (4.24m x 2.46m)

Door width- 7'0

Roller door, power, and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Solar Panels – owned outright.

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01/03/1956.

Ground Rent: £ 9 per annum.

#### COUNCIL TAX BAND: C

EPC RATING: TBC

WD8356. BW.AF.16/01/2026.V.1.

#### EPC RATING

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