



Langdon Road | Hillheads Estate | NE5 5LT

**£220,000**



3



2



1

**Stunning Semi-Detached House**

**Family Bathroom**

**Three Bedrooms**

**Study Room**

**Modern Fitted Kitchen**

**Double Driveway**

**Stylish Lounge**

**Rear Garden and Front Yard**

**RMS** | Rook  
Matthews  
Sayer

We are thrilled to introduce this fabulous three-bedroom semi-detached house for sale on Langdon Road in a residential area of Hillheads estate.

The property briefly comprises to the ground floor a lovely open plan lounge and dining room, spacious kitchen leading to the converted garage area which could be used as a nice study area.

To the first floor there are three bedrooms and a family bathroom/W.C.

Externally there is garden and patio to the rear with a nice garden and spacious driveway to the front.

The location provides convenient access to a range of day-to-day facilities, including local shops, supermarkets and services, with further choice available in Newcastle City Centre.

Families will appreciate the proximity to nearby schools and public transport, catering for different age groups within a reasonable distance of the property.

Interest is expected to be high so an early viewing is recommended to avoid disappointed.

#### Porch

Double glazed window to the side and door leading to Hall

#### Hall

Central heating radiator, stained glass windows and stairs leading to the first floor.

Lounge Area 12' 10" x 11' 4" Plus bay window (3.91m x 3.45m)

Open Plan lounge/dining room with a double glazed bay window to the front and a central heating radiator.

Dining Area 10' 2" x 8' 7" (3.10m x 2.61m)

Central heating radiator and double glazed sliding door leading to the rear garden.

Kitchen 16' 1" Max x 9' 5" Plus door and recess (4.90m x 2.87m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, integrated oven with extractor hood over, eye level oven and grill, plumbing for dishwasher, storage cupboard and double glazed windows to the rear and side.

Former Garage, currently used as a salon 14' 10" x 8' 0" Plus Storage and Recess (4.52m x 2.44m)

Double glazed door to the rear garden, central heating radiator, storage cupboards and plumbing for an automatic washing machine.

#### Landing

Double glazed window to the side and loft access.

Bedroom One 13' 6" Including Bay Window x 9' 0" Plus Wardrobes (4.11m x 2.74m)

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

Bedroom Two 12' 2" x 8' 9" (3.71m x 2.66m)

Double glazed window to the rear, central heating radiator, and recess spotlighting.

Bedroom Three 8' 9" x 7' 9" (2.66m x 2.36m)

Double glazed window to the front, central heating radiator, and recess spotlighting.

#### Bathroom

Fitted with a three-piece bathroom suite comprising low level W.C, panel bath with shower over and screen, pedestal wash hand basin, recess spotlighting, chrome heated towel rail and an airing cupboard.

#### Externally

##### Front Garden

Lawn garden with block paved driveway providing parking for multiple vehicles.

##### Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains)

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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.

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 1<sup>st</sup> March 1956

Ground Rent: £4.50 every 6 months

#### COUNCIL TAX BAND: C

#### EPC RATING: D

WD8197.BW.AF.26/02/2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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