

# Thomas N Miller

Algernon Road, Byker, Newcastle upon Tyne NE6 2UN

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## 40 CORNMOOR ROAD, WHICKHAM TYNE AND WEAR NE16 4PU



A spacious detached bungalow with extensive grounds in excess of 0.5 acre, on the much sought after Cornmoor Road, Whickham.

Accommodation comprises: Entrance vestibule, hallway, lounge, dining room, kitchen with gas Aga, utility room, bathroom and two bedrooms.

Externally the property benefits from fabulous lawned front and rear gardens with beech perimeter hedges.

**Offers in the region of £400,000.**

Viewing strictly through the agent. Contact 0191 2658080

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<u>Entrance vestibule</u>	1.35m x 1.10m.
<u>Hallway</u>	8.00m x 1.35m. Radiator. With access to loft area.
<u>Lounge</u>	5.1m x 6.5m. Two radiators. Sliding doors leading to rear garden. Gas coal effect fire. Access to:
<u>Dining Room</u>	3.5m x 3.5m. Radiator. Storage cupboard.
<u>Kitchen</u>	4.0m x 3.3m. Gas two oven Aga. Fitted units. Access to:
<u>Utility Room</u>	2.9m x 2.1m. Combi boiler. Sink unit. Access to garden.
<u>Bathroom</u>	2.9m x 2.0m. Radiator. Avocado bathroom suite. Electric shower.
<u>Bedroom</u>	4.0m x 3.5m (plus bay window). Radiator.
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<u>Front Garden</u>	Part gravelled drive approaching large garage with access to double gates leading to rear of the property.
<u>Double Garage</u>	4.8m x 5.0m
<u>Workshop</u>	5m x 5m with an inspection pit.
<u>Rear Garden</u>	Lawned gardens with 4.9m x 2.6m wooden shed.
<u>Grounds</u>	In excess of 0.5 acre.
<u>Services</u>	Mains electricity. Gas. Water.
<u>Heating</u>	Gas fired central heating. Part double glazed.

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