



**125 Ennerdale Road, Newcastle Upon Tyne, NE6 4DL**

**Offers Over £180,000**

Hive Estates are delighted to present to the market this attractive three bedroom semi-detached family home, ideally located in the popular area of Walkergate. The property benefits from a private gated driveway, garage and a generously sized rear garden, making it an excellent choice for families and those who enjoy entertaining.

Upon entering the property, you are welcomed into a spacious open-plan living and dining room that spans the full length of the home. Large windows to the front and patio doors to the rear allow natural light to flow throughout the space, creating a bright and inviting atmosphere. The room is finished with soft beige carpeting, neutral décor and a feature fireplace, adding warmth and character. The dining area is particularly impressive, offering ample space for a large family dining table and opening directly onto the rear garden, ideal for indoor outdoor living. The kitchen is a well proportioned and practical space, finished in neutral tones with tiled flooring, white high-gloss rounded cabinetry, wood effect laminate worktops and cream metro-tile splashbacks. There is an integrated oven and hob, along with space for freestanding appliances.

To the first floor, there are three generously sized bedrooms and a family bathroom. The master bedroom is tastefully decorated in neutral tones with a feature wall, beige carpeting and a large fitted wardrobe running the length of the room with a full size mirrored door, a large window floods the room with natural light. The second bedroom is again spacious and finished in warm neutral tones with beige carpeting and a large window. The third bedroom is boldly decorated and a great size, offering useful storage space and original features, making it ideal for use as a home office, dressing room or additional bedroom. The family bathroom is finished in neutral tones with patterned wall tiles and comprises a walk-in shower, wash basin and WC.

Externally, the front of the property offers a private gated driveway with access to the garage. To the rear is a large and private garden featuring decking, patio area and lawn, all bordered by mature hedging for privacy. The garage can also be accessed from the rear garden, providing added convenience. The outdoor space is ideal for children, entertaining or relaxing.

The property is well positioned close to a range of local schools, shops and transport links, offering easy access to surrounding areas.

**Lounge/Dining Room 21'9" x 12'9" (6.63 x 3.90)**

**Kitchen 8'5" x 9'3" (2.57 x 2.84)**

**Bedroom 1 13'0" x 12'4" (3.98 x 3.76)**

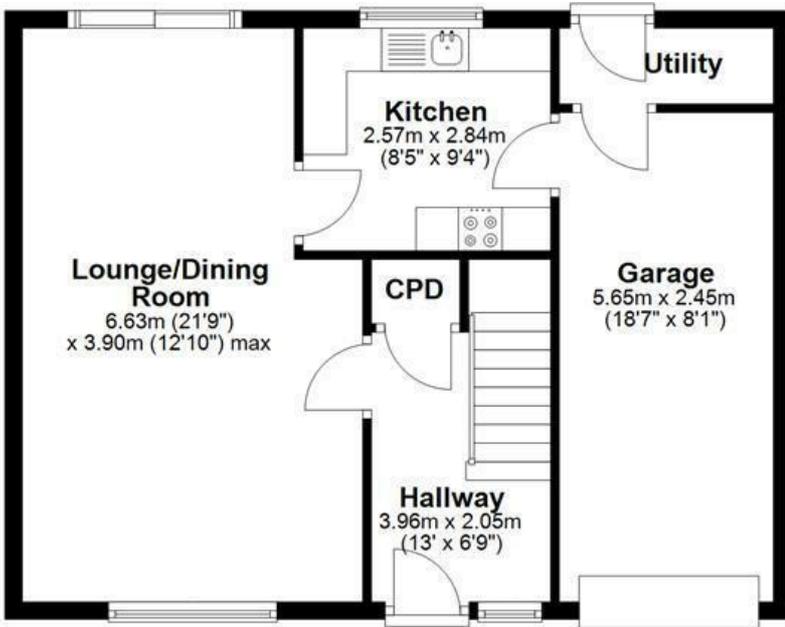
**Bedroom 2 8'10" x 12'4" (2.70 x 3.76)**

**Bedroom 3 8'5" x 8'11" (2.58 x 2.73)**

**Bathroom 5'6" x 7'1" (1.68 x 2.16)**

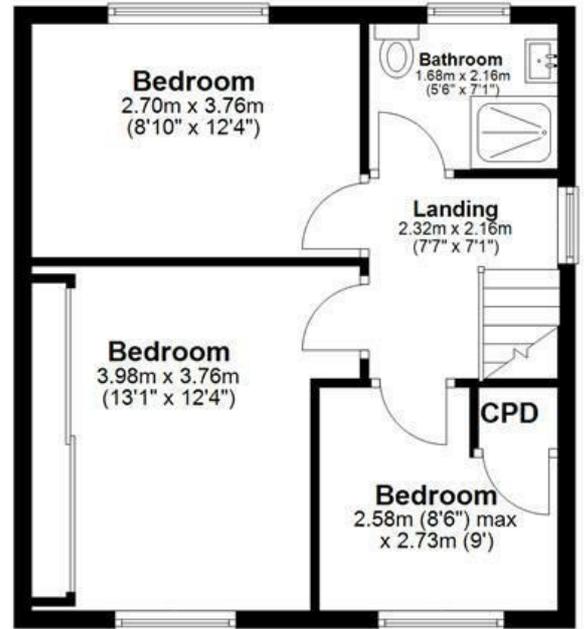
**Ground Floor**

Approx. 57.0 sq. metres (613.8 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (438.5 sq. feet)



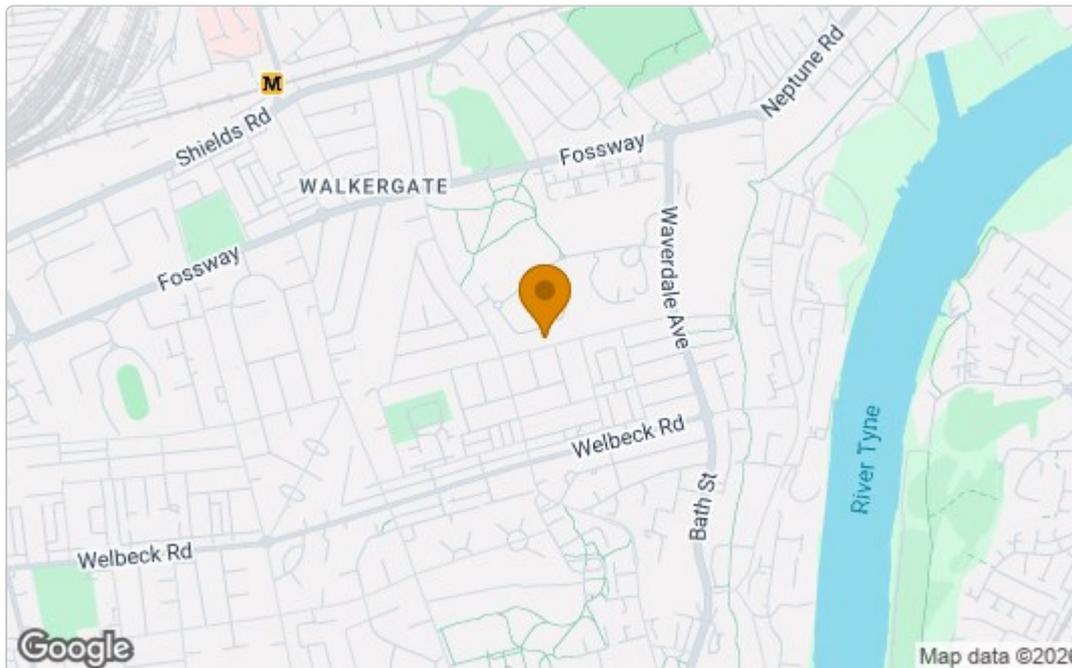
Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.

Plan produced using PlanUp.

Area Map

**Ennerdale Rd, Newcastle Upon Tyne**



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.