



**ronbreen**  
Estate Agents

230 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5LP

Tel: 0191265 9339

Email: ronbreen@hotmail.co.uk

Web: www.rbreen.co.uk



## **18 Hyperion Way, Walker, Newcastle upon Tyne, NE6 3UA**

- A 3 bedroom semi-detached house
- Lounge
- kitchen/Dinette
- Attractive bathroom/WC
- Patio doors to garden
- UPVC double glazing
- Early viewing recommended
- Artificial grass to rear

**£147,500**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

0191 265 9339



A Superb 3 bedroom semi-detached house in a quiet cul-de-sac new estate. Beautifully presented internally with a fabulous kitchen/dinette, inset TV area to lounge and patio doors to private artificial grass garden with fencing. Internal and early viewing is essential.

The property comprises of:

#### ENTRANCE PORCH

UPVC door to front, small hall area.

#### LOUNGE

13.6 x 10.9

Feature inset TV/sky unit to wall, living flame electric fire, laminate flooring, UPVC double glazed patio doors to rear garden, UPVC double glazed window to rear, white louver blinds, ceiling light

#### KITCHEN/DINING AREA

15.9 x 10.3

Attractive fitted kitchen with white gloss base and wall units with laminate black worktops, attractive black tiled splashbacks, built in gas hob, built in oven, stainless steel sink unit, stainless steel extractor hood, breakfast bar, tiled flooring, double radiator, plumbed for washing machine, UPVC double glazed window with white louver blinds, Ideal combi boiler.

#### WC

Low level WC, hand basin, tiled flooring, single radiator.

#### BEDROOMS

1) 11.8 x 8.0

2 UPVC double glazed windows to front, white louver blinds, fitted wardrobes, single radiator.

2) 12.6 x 7.2

UPVC double glazed window to rear, white louver blinds, single radiator, fitted double wardrobes.

3) 8.10 x 6.0

UPVC double glazed window to rear, white louver blinds, single radiator.



## BATHROOM/WC

Panelled bath with mains shower over, shower screen, black tiles to bath/shower, low level WC, pedestal washbasin, tiled flooring, extractor fan, UPVC double glazed window.

## EXTERNAL

Lawn area to front, parking for 2 cars to side.  
Artificial grass to rear with fencing, decking area, gate.

## HEATING

Ideal combi central heating.

## DOUBLE GLAZING

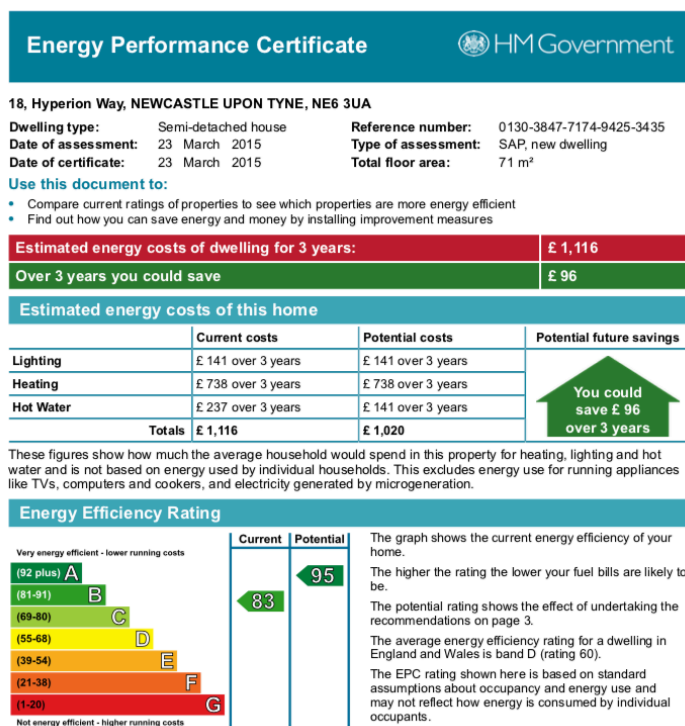
UPVC double glazed windows.

## TENURE

Leasehold.

## VIEWING

By appointment with Ron Breen Estate Agents.







THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)