



37 Wheatfield Road, Newcastle  
upon Tyne, Tyne and Wear. NE5  
5JX

**barriewardrobe** & Co  
residential sales & lettings






£1,100 pcm

An opportunity to let this attractively presented three bed detached house, enjoying a pleasant cup de sac location in the centre of Westerhope village close to most local amenities including shop, leisure and educational facilities.

Accommodation comprises to the ground floor: Lounge, kitchen/dining room, utility room and cloakroom/wc. The first floor comprises of three well proportioned bedrooms with en suite facilities to the master bedroom and a family bathroom. Externally there is a garden, driveway and detached garage to the the front whilst to the rear there is an impressive terraced split level garden, which enjoys a pleasant south facing aspect. Modern benefits include gas central heating and UPVC double glazing.





#### **Bathroom**

White bath, wash basin and low level WC. Part tiled walls.  
Gas central heating radiator.

#### **Bedroom Three**

2.2 x 3.2  
Gas central heating radiator.  
Featuring fitted wardrobes .

#### **Bedroom Two**

2.9 x 2.6  
Gas central heating radiator.

#### **Bedroom One**

3.8 x 2.5  
Gas central heating radiator.  
En suite comprising shower cubicle, wash basin and low level wc. Part tiled walls. Gas central heating radiator.

#### **Utility room**

1.6 x 2.2  
Wall and base units, facility for auto washing machine.

#### **Kitchen/Dining room**

5.5 x 2.8  
The kitchen is fitted with an impressive range of wall and base units, integral electric oven and hob with extractor fan over .  
SSU with mixer taps over.  
Part tiled walls.  
Gas central heating radiator.  
Patio doors to rear garden.

#### **Cloakroom/WC**

Low level WC, wash hand basin, gas central heating radiator.

#### **Lounge**

3.9 x 3.8  
Gas central heating radiator.  
TV point





