



HUNTERS[®]
HERE TO GET *you* THERE

30 Mill Road, Chopwell, Newcastle Upon Tyne, NE17 7HA

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Offers In The Region Of £190,000

This beautifully presented Terraced Bungalow is now available for sale. The property has been neutrally decorated throughout, providing a perfect canvas for you to personalise and make your own. It boasts an impressive three double bedrooms, two reception rooms and two bathrooms.

The master bedroom is a double room with an en-suite, while the other two bedrooms are also spacious doubles, located on the first floor. Both bathrooms are equipped with walk-in showers, with one benefitting from natural light.

The home has a single kitchen with a dining space and natural light; a perfect setting for your family meal times. The two reception rooms provide ample space for relaxation and entertaining guests. The first reception room presents a tranquil garden view and direct access to the garden, while the second features a cosy fireplace and French doors for that classic touch.

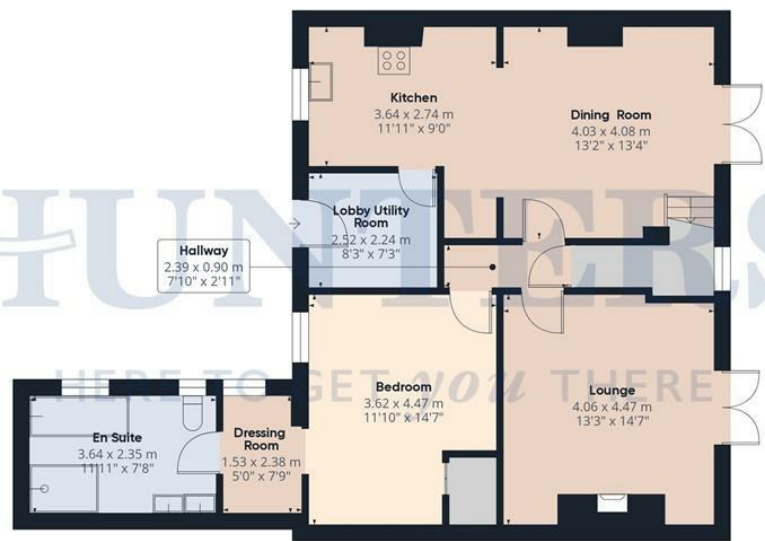
For those with vehicles, there is parking available with a double block paving driveway and garage, there is also the option to install an electric car charging point. The garden, another unique feature of this property, adds a green oasis to this urban home.

The property is ideally located with easy access to public transport links, local amenities and green spaces, making it ideal for families. It falls under Council Tax Band A and has an EPC rating of E.

This property offers an excellent opportunity to acquire a beautiful family home in a desirable location. It seamlessly combines character with contemporary living, offering a lifestyle of comfort and convenience.

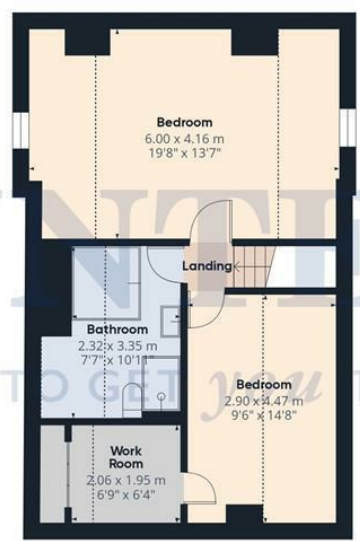
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Ground Floor

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Floor 1



Approximate total area⁽¹⁾
134.42 m²
1446.88 ft²

Reduced headroom
18.92 m²
203.62 ft²

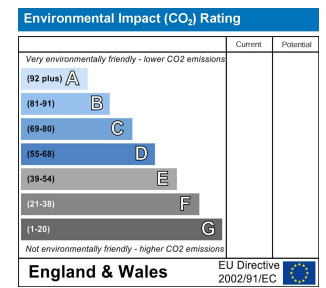
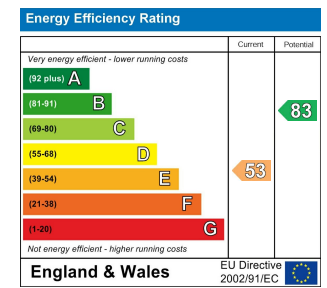
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

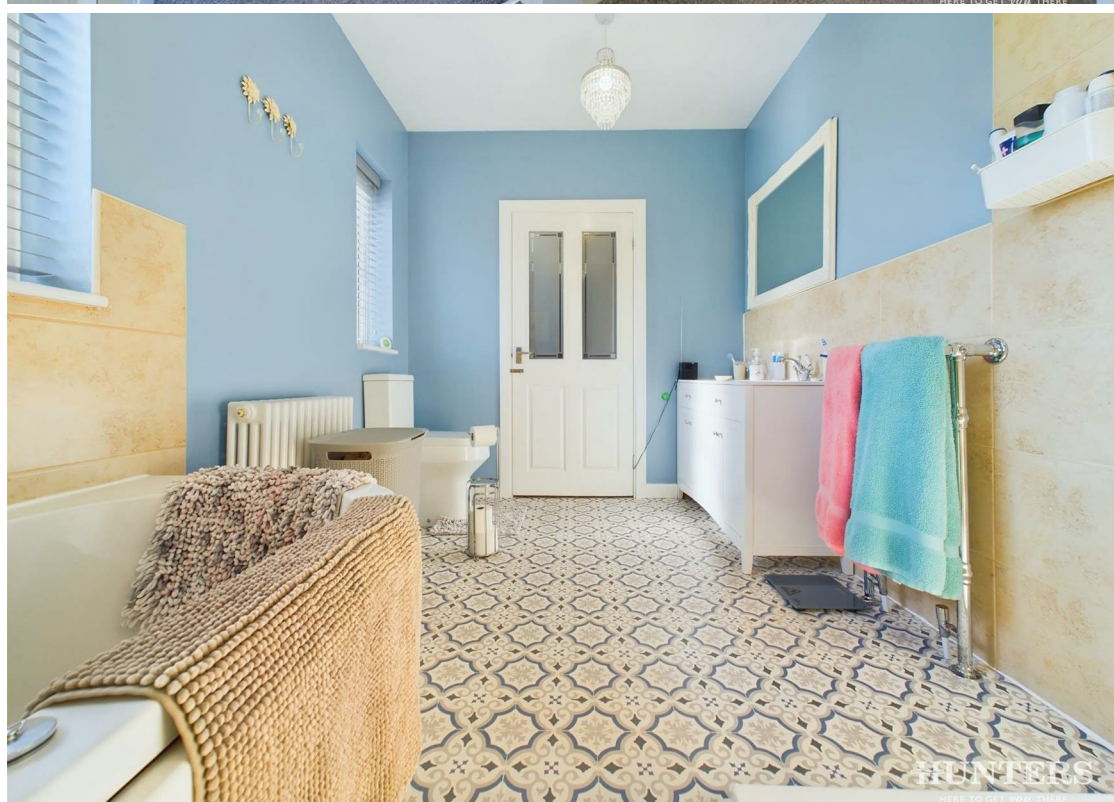
	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <i>Not energy efficient - higher running costs</i>	53	83
England & Wales EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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