



FOLLOW LLS

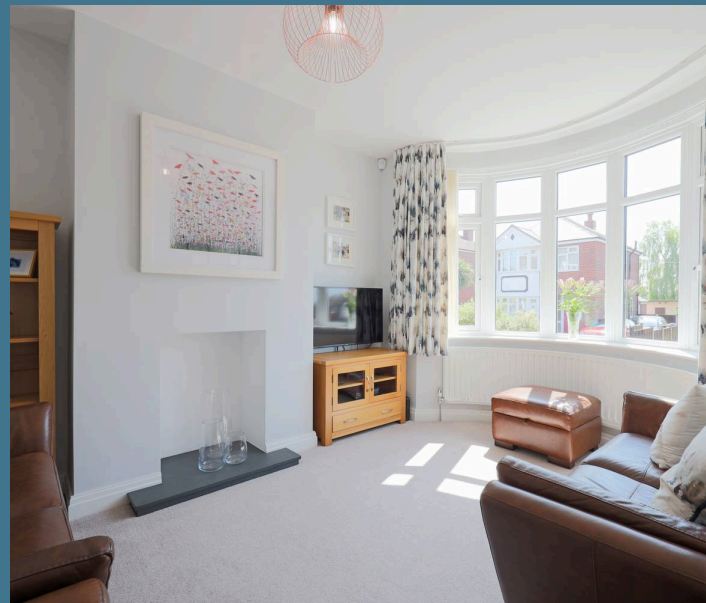
24 Lansdell Avenue, Newcastle - ST5 8ET  
£250,000

- Traditional three bedroom semi-detached house
- Established residential location
- Dining kitchen rear extension
- Immaculately presented throughout
- Off road parking

A beautifully presented three bedroom semi detached property situated in a much sought-after residential district. With pitched roof rear ground floor extension creating a desirable open plan family dining kitchen with bifold door access onto the rear garden.

Accommodation provides: –

Entrance hall with composite door entrance and glazed panel, original Minton tiled floor and staircase with under stair storage housing a replacement central heating boiler. Feature glazed panel doors open to the reception areas which includes a formal front lounge with traditional round bay window. To the end of the hall there is a cloakroom with a modern replacement suite. The rear of the property has been extended providing a much desired open plan family dining kitchen space which is flooded with natural light and has bifold doors opening onto the rear garden and a large skylight window within pitched roof apex. The kitchen area has further glazing to side and rear and is fitted with a modern range of bi-colour grey gloss units. work surfaces incorporate a one and a half sink and fitted appliances which comprise electric grill oven, electric hob with extractor, dishwasher washing machine and separate dryer.





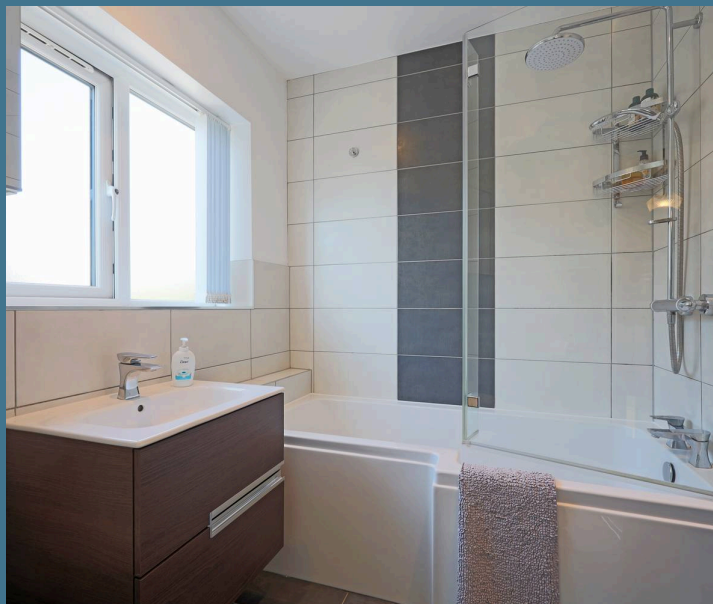
The first floor landing provides access to the loft and replacement oak doors open to three bedrooms to include the main bedroom having a repeat front round bay window and modern fitted wardrobes. The second bedroom also has a fitted double wardrobe. The family bathroom is fully tiled and is fitted with a modern replacement suite to include a large P shaped bath with mains shower and spray.

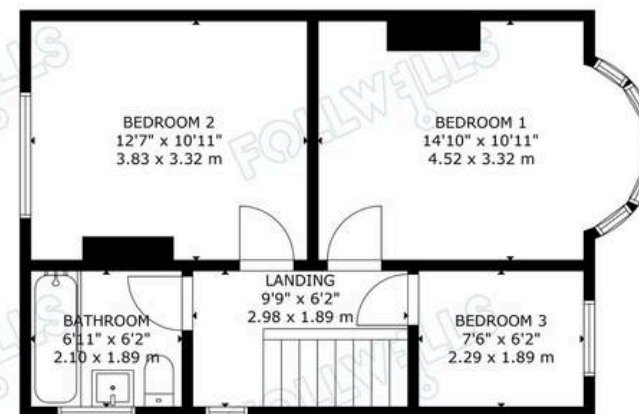
Externally, there is double width parking in front of the property and double gates lead to a side paved area continuing to a rear patio with steps up to a lawn garden having borders and leylandii screening to rear boundary. Additionally, there is a detached sectional garage with up and over door.

Council Tax band: C

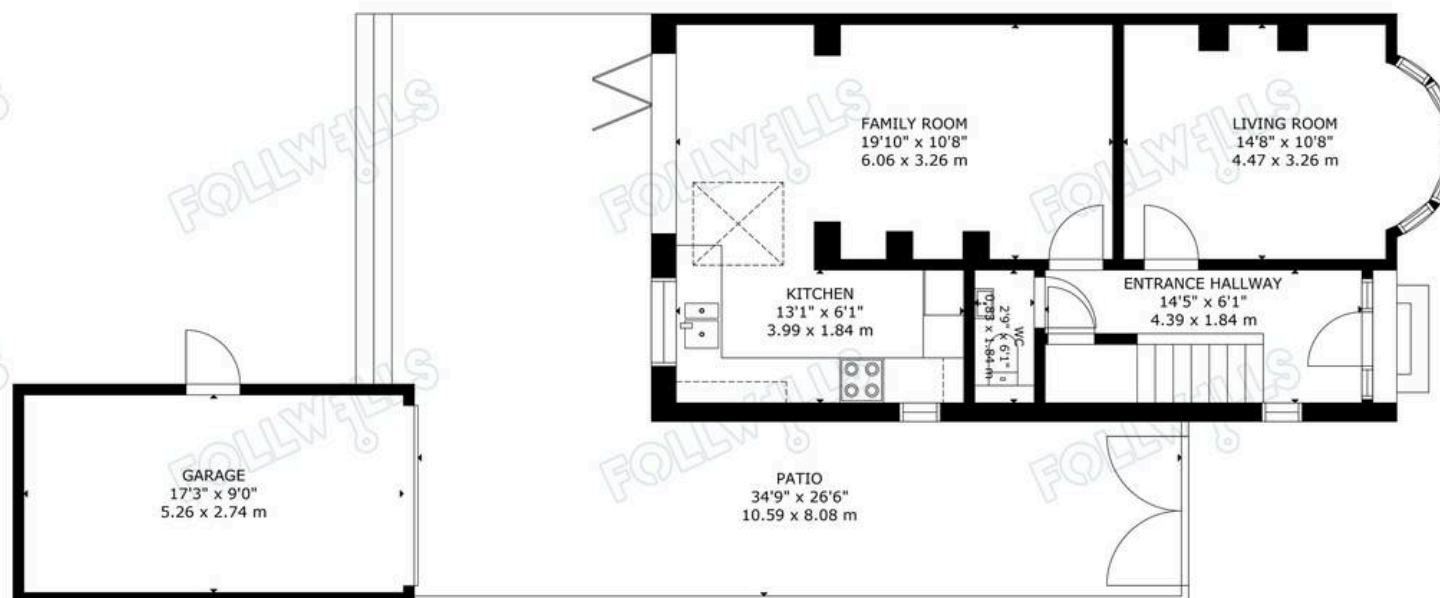
Tenure: Freehold

EPC Energy Efficiency Rating: C





FIRST FLOOR



GROUND FLOOR