







- Semi-Detached Home
- Four Bedrooms
- Garage & Driveway
- Central Heating
- Transport Links
- Desirable Area
- Family Bathroom
- Double Glazed
- Local Facilities
- Council Tax Band \*C\*







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/4r2OfSScZxA> \*\*

This traditional and extended four bedroom semi-detached home is ideal for the buyer seeking the perfect family home. It is positioned in a desirable area and benefits from local facilities and public transport links nearby.

The property, which is very well-presented, briefly comprises to the ground floor;- entrance hall, generous lounge-diner that opens up to the charming rear garden, extended kitchen with vaulted ceiling and a range of fitted wall and floor units with complementing work surfaces and access to the garage. To the first floor, you are presented with four good-sized bedrooms and a very well-presented family bathroom WC. The accommodation is available with a single garage to the side for secured off-street parking and there is also a driveway. To the rear, there is a beautiful garden with patio and lawn areas. As you would expect, the property is warmed with gas central heating and also benefits from UPVC double glazed replacement windows. The house is very much ready to move into as the current owner has done a sterling job in enhancing the decorative condition.

The exact location of the property is very central. You have an ease of access to Newcastle city centre, Newcastle airport, Gosforth High Street and well-regarded local schools and public travel links. The A1 is also easily accessible.

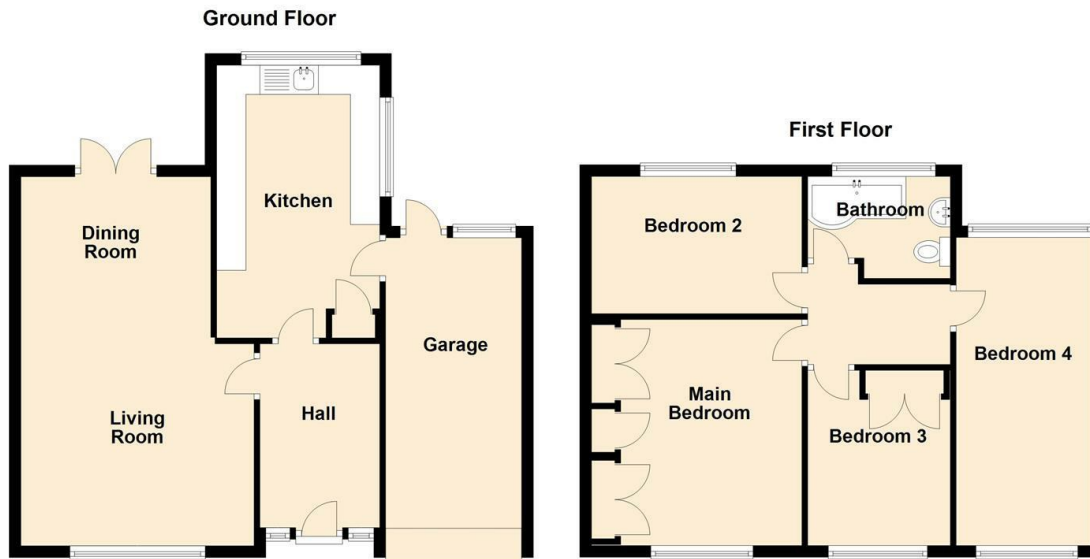
This house must be viewed to appreciate the accommodation on offer. To book your viewing or for more information, please, call our coastal office on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*C\*





Lounge 13'1" x 11'4" (3.99 x 3.46)

Kitchen 15'3" x 9'1" (4.67 x 2.79)

Dining Room 10'7" x 9'0" (3.25 x 2.76)

Bedroom One 12'8" x 11'9" (3.87 x 3.60)

Bedroom Two 11'9" x 7'8" (3.60 x 2.35)

Bedroom Three 9'10" x 7'10" (3.00 x 2.40)

Bedroom Four 17'3" x 7'7" (5.28 x 2.33)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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