



- 3 Bed Semi Detached House
- Lounge
- Garage and Allocated Parking
- Council Tax Band: B EPC: C

- Good Location on Estate
- Breakfasting Kitchen
- Convenient for Amenities

- Cloakroom/WC
- Bathroom/WC with Shower
- Ideal First Purchase/Family House

This 3 bedroomed semi detached house is in an excellent location within this popular estate. With gas fired central heating and sealed unit double glazing, the Reception Hall has a Cloakroom/WC, with low level wc and wall mounted wash basin. The Lounge is to the front, with double doors to the Breakfasting Kitchen, fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with concealed extractor over, plumbing for a washer, storage cupboard, tiled floor and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the central heating boiler. Bedroom 1 is to the rear, with Bedroom 2 to the front and Bedroom 3 having a built in wardrobe, also to the front. The Bathroom/WC is fitted with a low level wc, pedestal washbasin, panelled bath with mains shower over, fully tiled surrounds and tiled floor. There is a Garage to the rear.

Externally, the Front Garden is lawned with path to the front door. The Rear Garden is West facing, with patio and lawn.

Chesters Avenue is situated within a well established residential area, served with good local amenities including shops and schools. There are good road and public transport links into the city and other surrounding areas.

Reception Hall

Cloakroom/WC 5'6 x 2'10 (1.68m x 0.86m)

Lounge 13'6 x 12'6 (4.11m x 3.81m)

Breakfasting Kitchen 15'8 x 9'1 (4.78m x 2.77m)

First Floor Landing

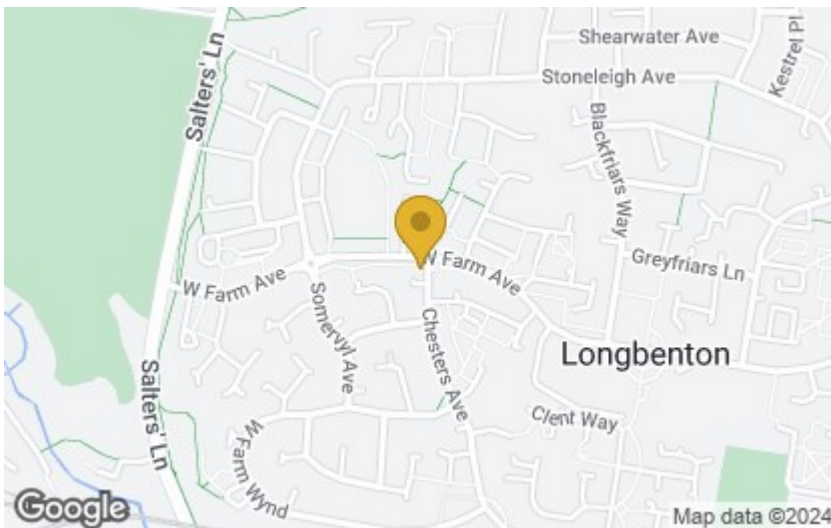
Bedroom 1 12'6 x 9'0 (3.81m x 2.74m)

Bedroom 2 10'0 x 6'9 (+dr recess) (3.05m x 2.06m (+dr recess))

Bedroom 3 8'10 x 6'11 (2.69m x 2.11m)

Bathroom/WC 6'8 x 5'6 (2.03m x 1.68m)

Garage



Newcastle City Council 0191 2787878
 Energy Performance: C
 Council Tax Band: A
 Distance from Longbenton High School: 1.3 miles
 Distance from Longbenton Metro Station: 0.3 miles
 Distance from Newcastle Central Station: 4.5 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.