



- 4 Bed Semi Detached House
- Entrance Porch & Reception Hall
- Bathroom, Shower Room & En Suite
- Detached Garage

- Fabulous Corner Plot
- Lounge with Bay
- Utility Room

- Scope for Some Cosmetic Updating
- 25' Kitchen/Family Room
- Gardens & Yard

A spacious 4 bedroomed semi detached house, occupying a lovely corner position, within this sought after area. Retaining some lovely original features, there is scope for some cosmetic updating and an opportunity to create a fabulous family home to the purchasers' own taste and requirements. The Entrance Porch leads to the Reception Hall with Delft rack and storage cupboard. The Lounge has a contemporary pebble style gas fire and a bay to the front. The 25' Kitchen/Family Room has a range of wall, base & display units to the kitchen area with sink unit, granite work surfaces, dual fuel range style cooker with extractor over and to the family area, a coal effect real flame gas fire in an ornate cast iron and tiled fireplace with superb marble surround and bay to the side. The Utility Room has wall & base units, sink unit, a 3 ring gas hob and door to the rear. The Shower/WC has a low level wc wash stand with wash basin and mirror and light over and shower cubicle with rainhead and hand held showers. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a range of fitted wardrobes, a bay to the side and an En Suite Bathroom/WC with low level wc, pedestal wash basin and corner bath with shower mixer. Bedroom 2 has a range of fitted wardrobes and a bay to the front. Bedroom 3 has fitted wardrobes and is to the rear. Bedroom 4 is to the front, also with fitted wardrobes. The family Bathroom/WC has a low level wc, pedestal wash basin and corner bath with electric shower over. There is a Detached Garage with roller shutter door.

Externally, there are well tended Front and Gardens with lawns, low wall, fence and hedge and path to the front door. There is also a Rear Yard/Patio, with cold water tap.

This property is well placed for local amenities including shops, pubs, restaurants and Jesmond Dene, and is conveniently situated for the A1058 Coast Road, with good public transport links to the coast and into the city.

Entrance Porch 7'6 x 6'10 (2.29m x 2.08m)

Reception Hall 13'9 x 8'3 (max) (4.19m x 2.51m (max))

Lounge 14'3 x 16'0 (into bay) (4.34m x 4.88m (into bay))

Kitchen/Family Room 15'8 x 25'6 (into bay) (4.78m x 7.77m (into bay))

Utility Room 6'6 x 4'0 (1.98m x 1.22m)

Shower/WC 6'8 x 5'11 (2.03m x 1.80m)

First Floor Landing

Bedroom 1 12'5 x 14'1 (into bay) (3.78m x 4.29m (into bay))

En Suite Bath/WC 6'9 x 6'4 (2.06m x 1.93m)

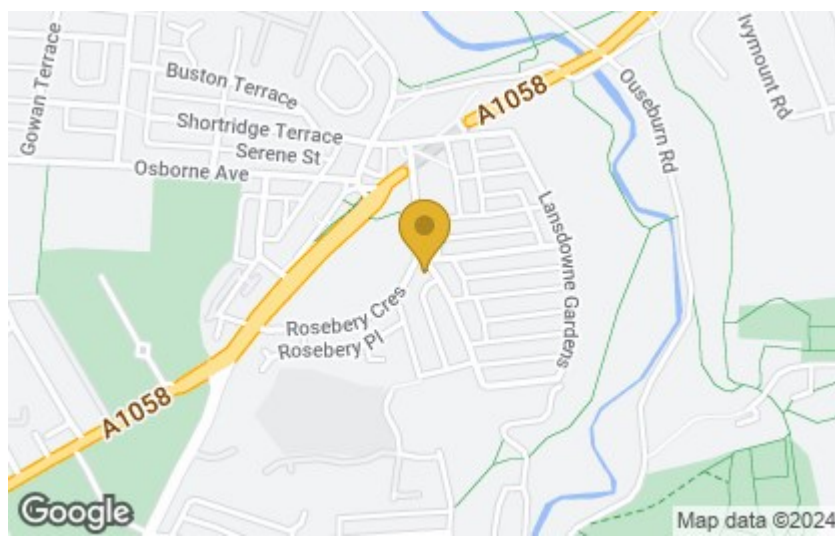
Bedroom 2 13'6 x 15'0 (into bay) (4.11m x 4.57m (into bay))

Bedroom 3 49'2" x 19'8" x 22'11" x 26'2" (15'6 x 7'8)

Bedroom 4 8'6 x 7'0 (2.59m x 2.13m)

Bathroom/WC 6'1 x 5'9 (1.85m x 1.75m)

Detached Garage 16'2 x 8'2 (4.93m x 2.49m)



Energy Performance: Current D Potential C
 Council Tax Band: D
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

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.