



3



1



3

- 3 Bedrooms
- Kitchen/Breakfast Room
- Family Bathroom
- Council Tax Band E / EPC Rating D

- Lounge
- Conservatory
- Garage

- Dining and Family Room
- Cloaks WC
- Mature Gardens



An extended 3 bedroom semi detached house, pleasantly situated within this sought after village. A welcoming Reception Hall leads to the Lounge with bay window seat to the front and a real flame gas fire with traditional fire surround. The extended Family/Dining Room is to the rear and has a sliding door to the conservatory. An inner hallway has door to spacious cloakroom/wc and opens to the Breakfasting Kitchen fitted with a good range of wall and base units and door to the rear garden. Stairs lead from the reception hall to the First Floor Landing. To the front is a very spacious Main Bedroom with fitted wardrobes. Bedroom 2, also a double is to the rear with fitted wardrobes and Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, bath and shower enclosure. The attached Garage has a roller access door.

Externally, the Front Garden has driveway parking and hedge for privacy. The mature and private Rear Garden has a lawn, paved areas and a range of trees, plants and shrubs.

Woolsington is a lovely 'village' just north west of Newcastle, close to Newcastle International Airport, between Kenton Bank Foot and Ponteland. There are good road and public transport links, including the Metro system for easy access throughout the region.

#### Reception Hall

#### Lounge

#### Dining & Family Room

#### Kitchen & Breakfast Room

#### Conservatory

#### Cloaks WC

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Bathroom WC

#### Garage







Energy Performance: Current D Potential B

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

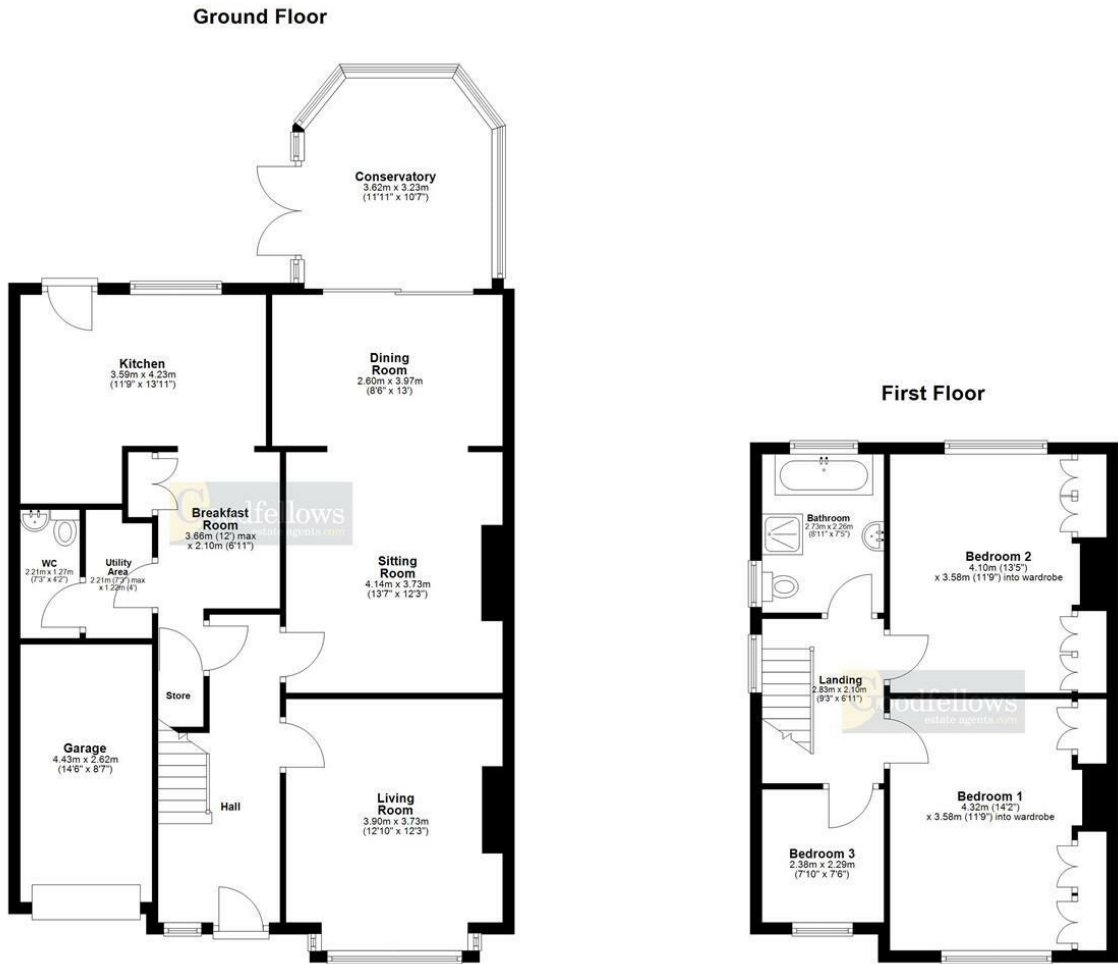


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