



3 Bedroom Semi-Detached

£226,500

Warkworth Drive, Wideopen, Newcastle Upon Tyne



- Semi-detached house
- 3 Bedrooms
- Open plan living space
- Spacious
- Extended
- No upper chain
- Close to amenities
- Popular Wideopen location



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NE13 6LY

Accommodation consists of entrance hallway, leading to dining area, lounge, spacious kitchen/diner and the utility room/ground floor wc. The first floor has 3 bedrooms and family bathroom. The property is heated by gas central heating and has radiators and light fittings in all rooms.

There is a spacious driveway to the front and good sized garden to rear easy to maintain with artificial lawn and patio.

EPC energy performance certificate has been booked in and will be available soon.

Location

Wideopen is a popular area outside of Gosforth with plenty of amenities and transport links as well as good schools.

Property Description

Ground Floor

Hallway - Hard flooring with carpeted stairs.

Dining area - 9' 6" x 11' 8" (2.9m x 3.56m) Hard flooring, coving.

Lounge - 12' 4" x 12' 0" (3.76m x 3.67m) Hard flooring, wood burning stove and coving.

Kitchen - 13' 6" x 15' 3" (4.14m x 4.66m) Range of wall, drawer and base units with central island and fitted appliances. Spotlights, hard flooring and bi-fold doors leading to garden.

Utility room and WC - 11' 0" x 6' 2" (3.36m x 1.89m) Worktops and space for appliances.

Family area - 9' 3" x 26' 2" (2.83m x 7.98m) Hard flooring and coving.

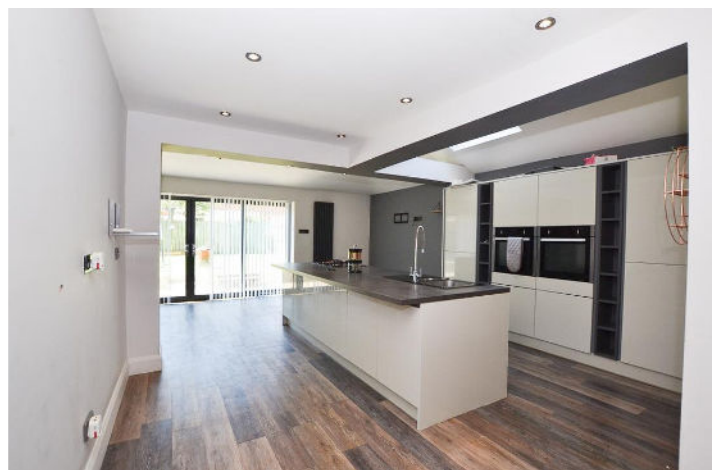
First Floor

Bedroom one - 10' 11" x 12' 0" (3.33m x 3.68m) Carpeted.

Bedroom two - 10' 10" x 9' 11" (3.31m x 3.03m) Carpeted.

Bedroom three - 8' 4" x 9' 6" (2.56m x 2.92m) Carpeted.

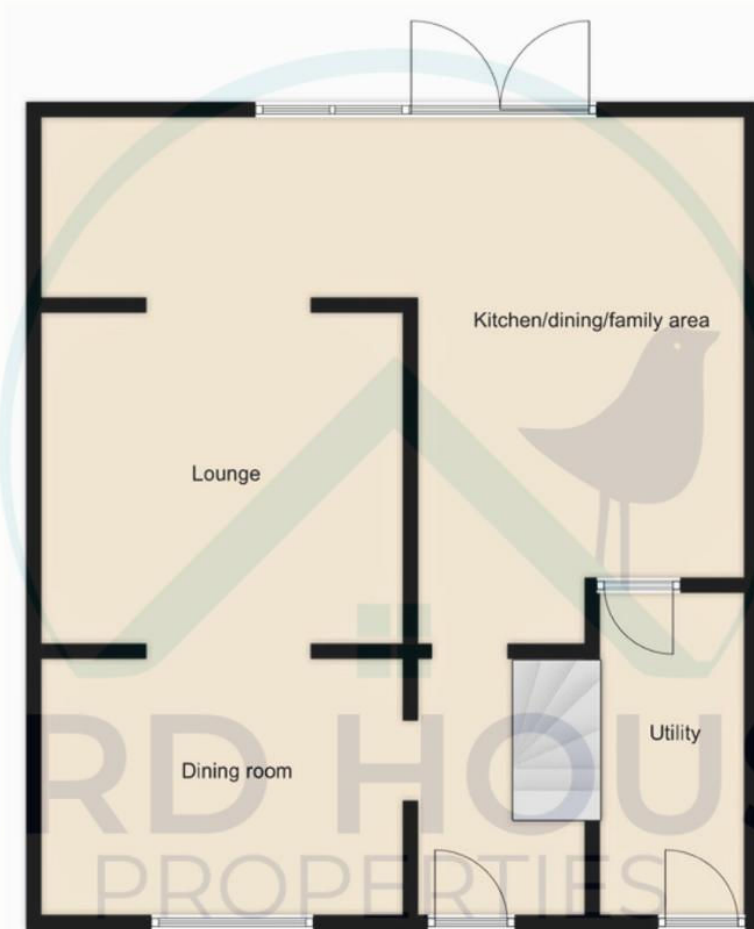
Bathroom - 3-piece bathrooms suite consisting of bath with shower over and glass screen, dual flush wc and basin with mixer tap. Tiled walls, hard flooring, privacy window x 2.





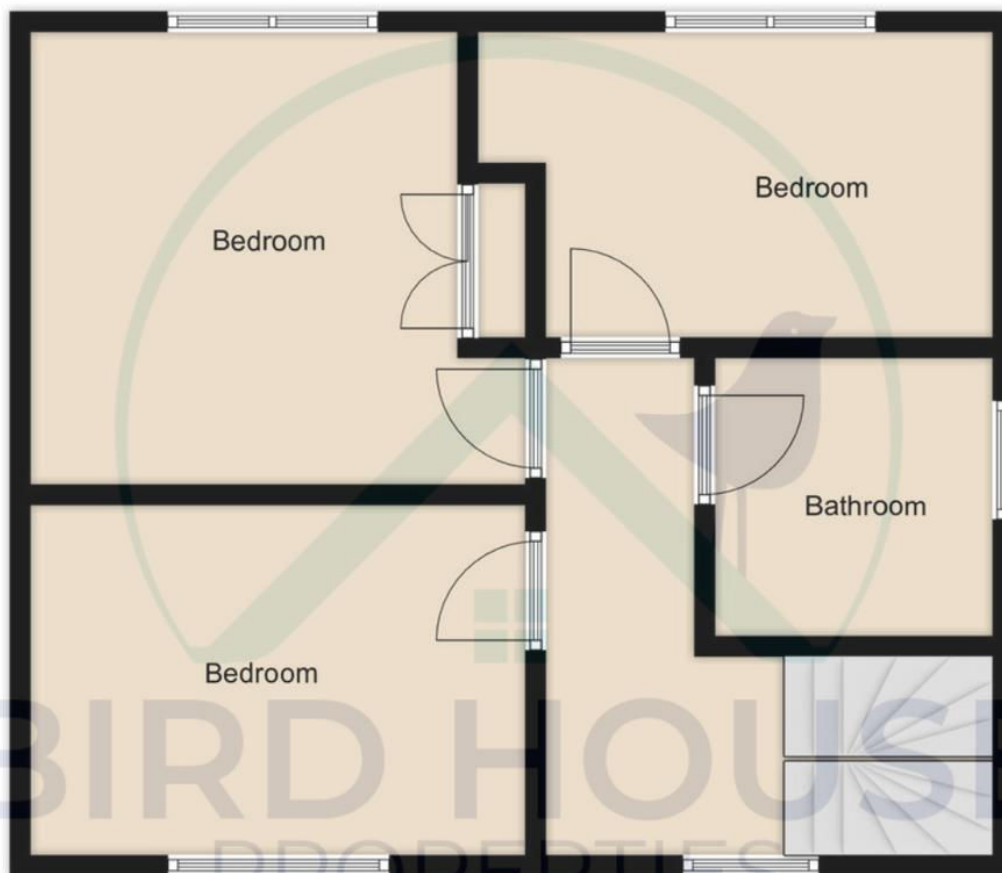
Floorplan(s)

Warkworth Drive



Ground Floor

Warkworth Drive



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.