

## 17 Langdale Road , Newcastle, ST5 3QE

The great Steve Martin once said, "Be so good, they can't ignore you!", that couldn't be anymore suited to this gorgeous, semi detached property on Langdale Road. Not only is this property good, it is stunningly beautiful, superbly spacious and one you will not be able to ignore! Elegantly maintained by its current owners, the accommodation on offer comprises; a large lounge, dining room with bay window, conservatory, modern fitted kitchen, utility room with downstairs cloakroom, three fantastic bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed low maintenance rear garden. Located in an desirable area of Newcastle, close to amenities and schooling. So don't let this property be ignored, make it yours for the taking! Call today to book a viewing.

**Offers in the region of £225,000**

# 17 Langdale Road , Newcastle, ST5 3QE



- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- DESIRABLE LOCATION
- LOUNGE & DINING ROOM
- UTILITY ROOM PLUS CLOAKROOM
- OFF ROAD PARKING
- LARGE CONSERVATORY
- THREE FANTASTIC SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN

## GROUND FLOOR

### Entrance Hall

13'4" x 6'3" (4.08 x 1.91)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Tiled flooring and radiator.

### Dining Room

12'7" x 11'3" (3.84 x 3.44)

A double glazed bay window overlooks the front aspect. Radiator.

### Lounge

12'6" x 12'2" (3.83 x 3.72)

Double glazed patio doors lead into the conservatory. Fireplace with wall mounted electric fire. Television point and radiator.

### Conservatory

16'0" x 9'6" (4.88 x 2.92)

A upvc conservatory with double glazed windows to the side and rear aspect and double glazed doors leading out to the rear garden.

### Kitchen

8'8" x 7'7" (2.65 x 2.33)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space for

freestanding electric cooker. Large under stairs storage cupboard with double glazed window to the side. Wall mounted electric heater.

### Utility Room

10'2" x 5'10" (3.10 x 1.79)

A double glazed access doors leads out to the side aspect. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Storage cupboard housing combi boiler.

### Cloakroom

4'6" x 2'3" (1.38 x 0.69)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

12'3" x 11'3" (3.75 x 3.45)

A double glazed window overlooks the rear aspect. Television point and radiator.

### Bedroom Two

11'2" x 9'10" (3.42 x 3.02)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

8'8" x 7'7" (2.66 x 2.32)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

8'1" x 6'9" (2.48 x 2.08)

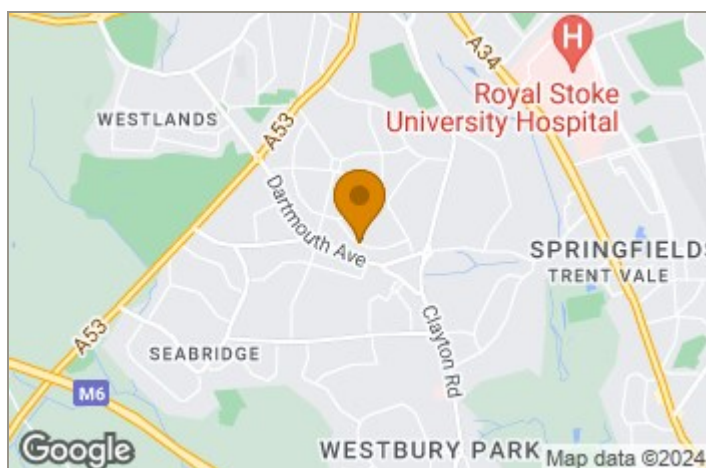
A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Radiator.

## EXTERIOR

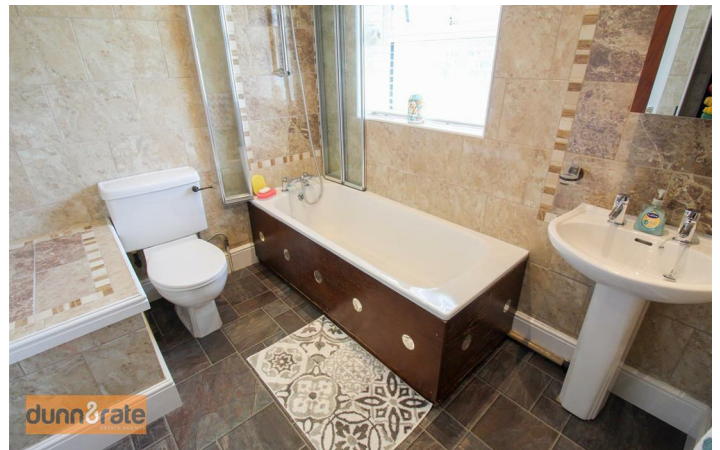
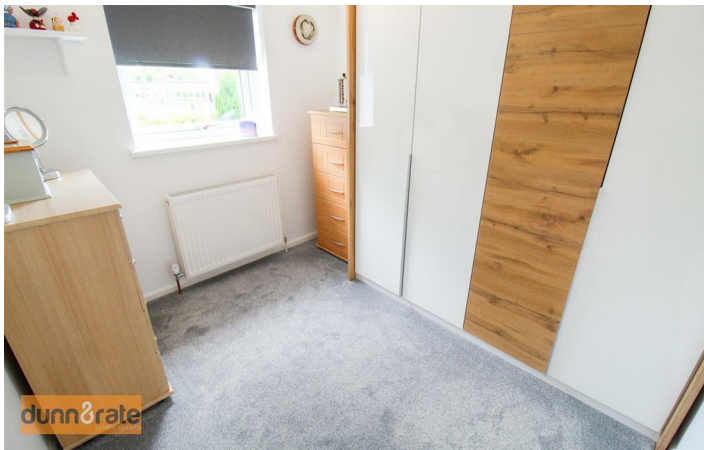
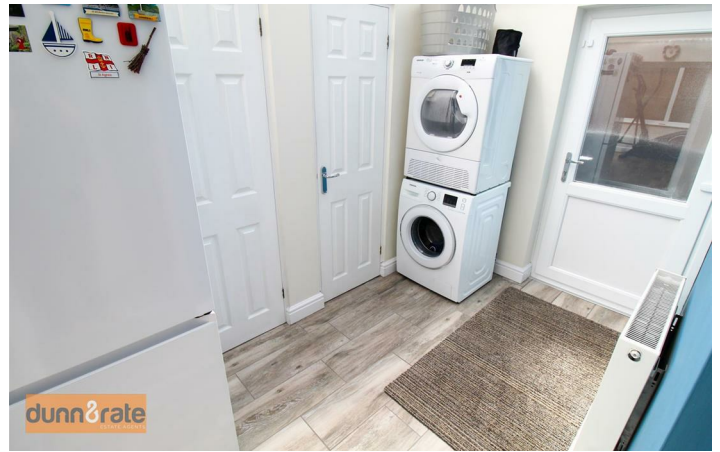
To the front the property has gravelled parking areas with a raised sleeper bed border and resin pathway leading to the entrance and down the side of the property. To the rear the garden is fully enclosed with panelled fencing and has a resin patio seating area with steps leading up to a slated area and further paved patio area at the rear end of the garden with a garden shed.

## AGENTS NOTES

Please be advised this property has red ash, please get in touch for more information.







# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	