



- 5 Bed Semi Detached House
- Lounge with Fireplace
- Utility/Rear Hall
- Double Garage

- Spacious, Extended Family Accommodation
- Separate Dining Room
- Balcony

- Cloaks/WC
- Breakfasting Kitchen
- Good Sized Gardens

An extended 5 bedroomed semi detached family house, in an excellent position within this sought after residential area. With gas fired central heating and sealed unit double glazing, the spacious Entrance Porch leads to the Reception Hall, with storage cupboard. The Lounge, with coal effect electric fire set within an attractive surround, is open to the 20' Dining Room. The Breakfasting Kitchen is fitted with a range of wall, base and display units with sink unit, split level oven, 4 ring gas hob with extractor over and plumbing for a dishwasher. The Rear Hall/Utility has plumbing for a washer, combi boiler and a door to the rear. The Cloakroom/WC has a low level wc and wall mounted wash basin. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft with electric light. Bedroom 1 is to the front and has a range of fitted wardrobes. Bedroom 2 has French doors opening to a Balcony to the front. Bedroom 3 is to the rear, with Bedroom 4 to the front and Bedroom 5 to the rear. The family Bathroom/WC has a low level wc, wash basin with storage under, corner bath and double shower cubicle with rainhead and hand held showers, paneled walls and chrome towel warmer. There is a Double Garage with roller shutter door and a double driveway.

Externally, the Front Garden is good sized with lawns, central path to the front door, range of shrubs and plants to the borders and hedge for privacy. The garden extends to the side and to the Rear Garden, with circular block paved patio and stocked border.

Ashdale Crescent is conveniently located for local amenities, including schools and shops. Chapel House is well placed, with good local road and public transport links into the city and other surrounding areas.

**Entrance Porch 15'10 x 4'10 (4.83m x 1.47m)**

**Reception Hall 15'2 x 6'8 (4.62m x 2.03m)**

**Lounge 15'0 x 13'2 (4.57m x 4.01m)**

**Dining Room 20'0 x 10'10 (6.10m x 3.30m)**

**Breakfasting Kitchen 17'4 x 8'8 (5.28m x 2.64m)**

**Rear Hall/Utility 9'2 x 9'0 (max) (2.79m x 2.74m (max))**

**Cloakroom/WC 5'4 x 3'6 (1.63m x 1.07m)**

**First Floor Landing**

**Bedroom 1 15'0 x 11'2 (4.57m x 3.40m)**

**Bedroom 2 14'3 x 8'10 (4.34m x 2.69m)**

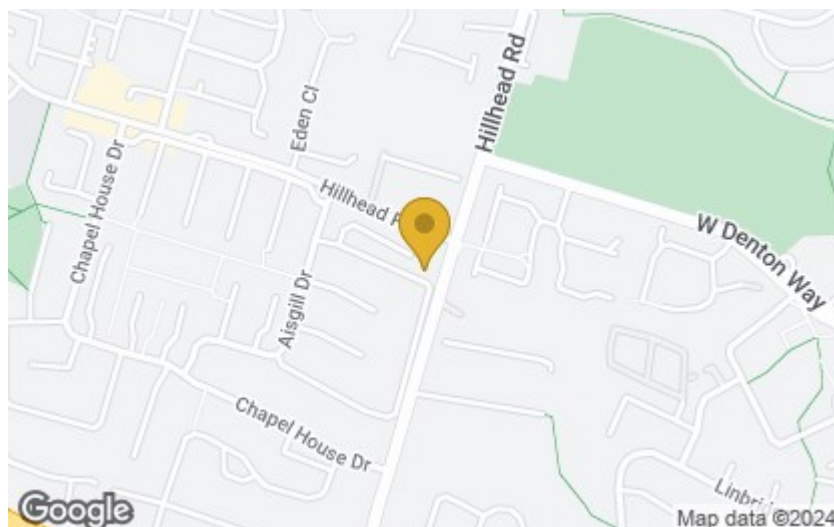
**Bedroom 3 11'7 x 11'2 (3.53m x 3.40m)**

**Bedroom 4 10'6 x 8'9 (3.20m x 2.67m)**

**Bedroom 5 8'6 x 8'2 (2.59m x 2.49m)**

**Bathroom/WC 8'8 x 7'11 (2.64m x 2.41m)**

**Double Garage 18'4 x 15'9 (5.59m x 4.80m)**



Energy Performance: Current C Potential B

Council Tax Band: D

Distance from School: West Denton Primary School 0.4 Miles

Distance From Newcastle International Airport: 5Miles

Distance from Newcastle Central Railway Station: 6.5Miles

Newcastle City Council: 0191 2787878

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