



- 3 Bed Semi Detached House
- Fitted Kitchen
- Attached Garage
- Ideal Family House

- Pleasant Cul-de-Sac Location
- Breakfast Room
- SUDG & Gas Ducted Central Heating

- 22; Lounge/Dining Room
- Bathroom with Shower
- Open Aspect to Rear

This 3 bedroomed semi detached house occupies an excellent location within this sought after cul-de-sac, with pleasant open aspect to the rear. With sealed unit double glazing and gas ducted central heating, the Reception Hall, with cloaks and understair storage cupboards, leads to the 22' Lounge/Dining Room, with coal effect electric fire set within an ornate Adam style surround. There is Karndean flooring, a dado rail, bow window to the front and French doors to the rear. The Kitchen is fitted with a range of wall, base and display units, sink unit, split level double oven, 4 ring gas hob with extractor over, integral fridge with matching door, cupboard housing the combi boiler and Karndean flooring continuing through to the Breakfast Room, with door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has a range of built in wardrobes with mirror fronted sliding doors and shelved storage cupboard. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC has a low level wc with concealed cistern, vanity unit with wash basin, 'P' shaped bath with electric shower, curved screen, fully tiled walls and chrome towel warmer. The Garage is attached with up and over door and plumbing for a washer.

Externally, the Front Garden is lawned with flower displays and driveway to the Garage. The West facing Rear Garden has a patio with lawn and plants and shrubs to the borders.

Gracefield Close is within Chapel Park, a sought after development on the Western periphery of Newcastle. There are good local schools, shops and other amenities as well as good road and public transport links into the city, to the Airport and to the A69 and A1.

Reception Hall 13'6 x 6'6 (4.11m x 1.98m)

Lounge/Dining Room 22'6 x 13'8 (6.86m x 4.17m)

Kitchen 10'0 x 8'2 (3.05m x 2.49m)

Breakfast Room 7'6 x 7'4 (2.29m x 2.24m)

First Floor Landing

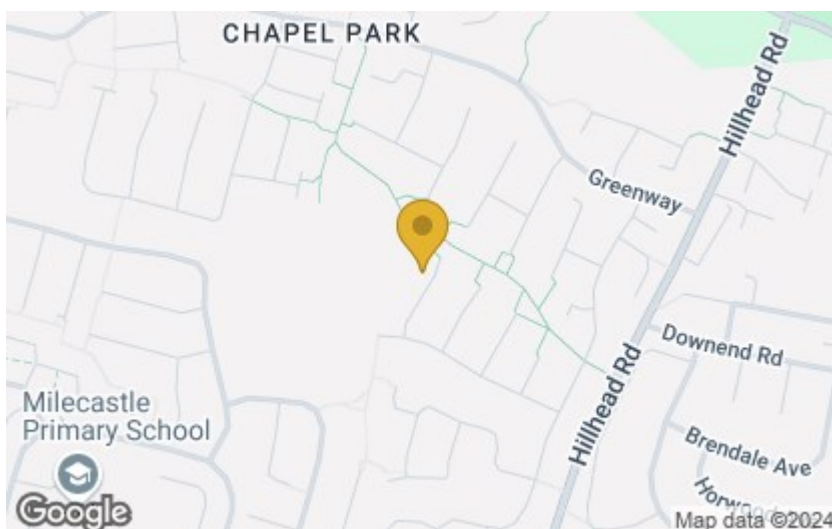
Bedroom 1 10'10 x 11'6 (+dr recess) (3.30m x 3.51m (+dr recess))

Bedroom 2 11'0 x 9'2 (3.35m x 2.79m)

Bedroom 3 9'0 x 7'3 (2.74m x 2.21m)

Bathroom/WC 9'0 x 5'6 (2.74m x 1.68m)

Garage 15'3 x 7'10 (4.65m x 2.39m)



Energy Performance: Current D Potential B
 Council Tax Band: C
 Distance from School: Westerhope Primary School 0.6Miles
 Milecastle Primary School 1.5Miles (by Road)
 Distance from Newcastle International Airport: 4.6Miles
 Distance From Newcastle Central Railway Station: 6.4Miles
 Newcastle County Council: 0191 2787878

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