



- 3 Bed End Terraced Townhouse
- Open Views to Front and Rear
- Lounge with Oak Flooring
- Sought After Village

- Accommodation over 3 Floors
- Cloakroom/WC
- Family Bathroom and En Suite

- Updated and Well Presented
- Breakfasting Kitchen with French Doors
- Integral Garage

This updated and much improved 3 bedroomed end terraced townhouse, occupies an enviable location within this small development, in the sought after village of Walbottle and enjoying far reaching views to the front and a pleasant open aspect to the rear. The Reception Hall, with oak floor, leads to the Cloakroom/WC, with low level wc and wash basin with storage under. The Breakfasting Kitchen is fitted with a range of units, sink unit, dual fuel range style cooker with extractor over, plumbing for a washer and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing. The Lounge has oak flooring and a pleasant open aspect. Bedroom 1 is larger than average, utilising what was once the 4th bedroom and has oak flooring and distant views to the front, as well as an En Suite Shower/WC with low level wc, wash basin with storage under and a shower cubicle with rainhead and hand held showers. Stairs lead from the landing to the Second Floor, with access to the loft. Bedroom 2 has a bay to the rear with open aspect. Bedroom 3 has a built in wardrobe/storage cupboard and a bay with far reaching views to the front. The Bathroom/WC has a low level wc, wash basin with storage under, panelled bath with mains shower over and a chrome towel warmer. There is an Integral Garage with up and over door.

Externally, the Front Garden has a gravelled area with bin store and a block paved driveway to the garage. The enclosed Rear Garden has a patio and artificial lawn with wall and fence surround.

Walbottle is a popular village to the West of Newcastle upon Tyne. There are good local amenities including shop, pubs and schools for all ages. There is good access to the A69 and Newcastle International Airport, with good road and public transport links into the city and the Tyne Valley.

Agents Note: This property was originally 4 bedrooms and could, if required, be converted back to its original configuration.

Reception Hall

Cloakroom/WC 6'2 x 3'0 (1.88m x 0.91m)

Breakfasting Kitchen 16'3 x 11'2 (4.95m x 3.40m)

First Floor Landing

Lounge 16'0 x 11'4 (4.88m x 3.45m)

Bedroom 1 11'6 x 16'2 (max) (3.51m x 4.93m (max))

En Suite Shower/WC 9'0 x 4'6 (2.74m x 1.37m)

Second Floor Landing

Bedroom 2 13'0 x 8'10 (+bay) (3.96m x 2.69m (+bay))

Bedroom 3 12'0 x 8'8 (+bay) (3.66m x 2.64m (+bay))

Bathroom/WC 6'8 x 6'4 (2.03m x 1.93m)

Integral Garage 16'9 x 8'6 (5.11m x 2.59m)



Energy Performance: Current C Potential B
 Council Tax Band: C
 Distance from School: Walbottle Primary School: 100 yards
 Walbottle Campus: 0.5 Miles
 Distance from Newcastle central Railway Station: 6.9 Miles
 Distance from Newcastle International Airport: 5.5 Miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.