



- 3 Bed Semi Detached House
- 21' Dual Aspect Lounge/Dining Room
- Refurbished Bathroom/WC with Separate Shower
- A Fabulous & Unique Opportunity
- Lovely Head of Cul-de-Sac Location
- Snug with French Doors
- Double Garage
- Large Side & Rear Gardens
- Well Appointed Breakfasting Kitchen
- Sought After Location

A fabulous opportunity to purchase a superbly presented 3 bedroomed semi detached house, in a unique location at the head of a cul-de-sac, with generous family gardens and great access to Barbondale Park. With scope to extend further, subject to the necessary permissions, the Reception Hall leads to the 21' dual aspect Lounge/Dining Room. There is also a spacious Snug, with French doors to the side. The Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level double oven with 4 ring gas hob and extractor over, plumbing for a washer and dishwasher and a door to the rear. Stairs lead from the hall to the First Floor Landing, with airing cupboard housing the combi boiler and access to the loft. Bedroom 1 is the front and has his and hers built in double wardrobes. Bedroom 2 has a built in wardrobe and a lovely aspect to the rear. Bedroom 3 is to the front. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin, panelled bath, shower quadrant with rainhead and hand held showers and fully tiled walls and floor. There is also a Double Garage with up and over door and an inspection pit.

Externally, the Front Garden is lawned with path to the front door and double width driveway to the garage. There is a generous North/West facing Rear Garden with lawn, gravelled area and patio, stocked bed with mature shrubs and laurel hedge. There is also a large South/West facing Side Garden with extensive decking, lawns divided by a beech hedge and plants and shrubs to the borders.

Beckside Gardens is pleasantly situated within Chapel House, a sought after residential area popular with families, on the Western periphery of Newcastle. There is good access to local schools and other amenities including Newcastle International Airport, as well as the A69 and A1, with excellent road and public transport links into the city.

Reception Hall 13'0 x 6'6 (3.96m x 1.98m)

Lounge/Dining Room 21'6 x 13'3 (6.55m x 4.04m)

Snug 17'8 x 8'0 (5.38m x 2.44m)

Breakfasting Kitchen 18'4 x 8'0 (5.59m x 2.44m)

First Floor Landing

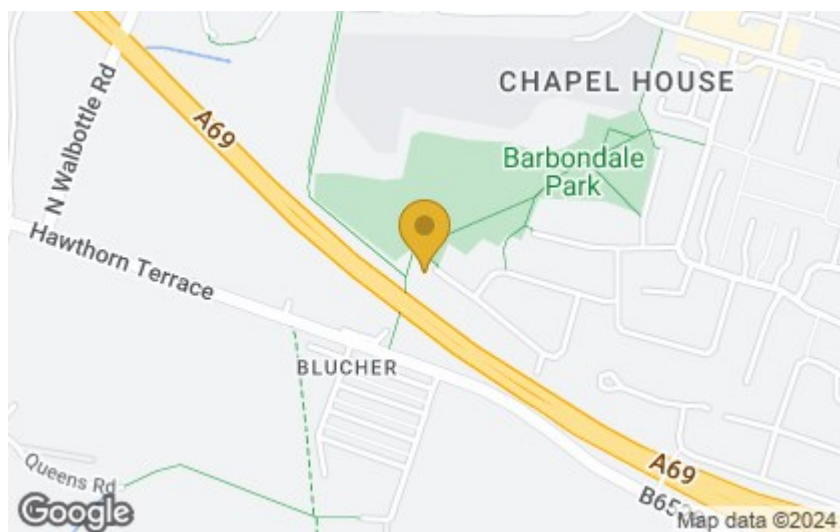
Bedroom 1 10'8 x 9'6 (+dr recess) (3.25m x 2.90m (+dr recess))

Bedroom 2 11'6 x 8'6 (3.51m x 2.59m)

Bedroom 3 8'4 x 6'8 (2.54m x 2.03m)

Bathroom/WC 8'7 x 5'6 (2.62m x 1.68m)

Double Garage 19'8 x 14'6 (5.99m x 4.42m)



Energy Performance: TBC

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

*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.