



- 3 Bed Semi Detached House
- Breakfasting Kitchen
- 2 Car Driveway
- Council Tax Band: C EPC: B

- Cloakroom/WC
- Bathroom/WC with Shower
- Pleasant Aspect

- Lounge with French Doors
- Front & Rear Gardens
- Excellent First Purchase

A pleasantly situated 3 bedroomed semi detached house within this sought after development. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Cloakroom/WC, with low level wc and pedestal wash basin. The Lounge has a storage cupboard and French doors opening to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over and integral fridge, freezer, washer and dishwasher with matching doors. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has built in wardrobes and is to the front. Bedrooms 2 and 3 are to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with rainhead and hand held showers over,

Externally, the Front Garden is lawned with a wrought iron fence and path to the front door. The Rear Garden has a patio and lawn with shed and gate to the rear with a 2 car Driveway.

This property is approached to the front via a pedestrian only pathway. There is good access to amenities along with road and public transport links into the city and other surrounding areas. The A1 is easily accessible, as is the A696 to the Airport.

Reception Hall 7'5 x 3'9 (2.26m x 1.14m)

Cloakroom/WC 4'9 x 3'3 (1.45m x 0.99m)

Lounge 14'8 x 11'6 (4.47m x 3.51m)

Breakfasting Kitchen 11'6 x 13'10 (max) (3.51m x 4.22m (max))

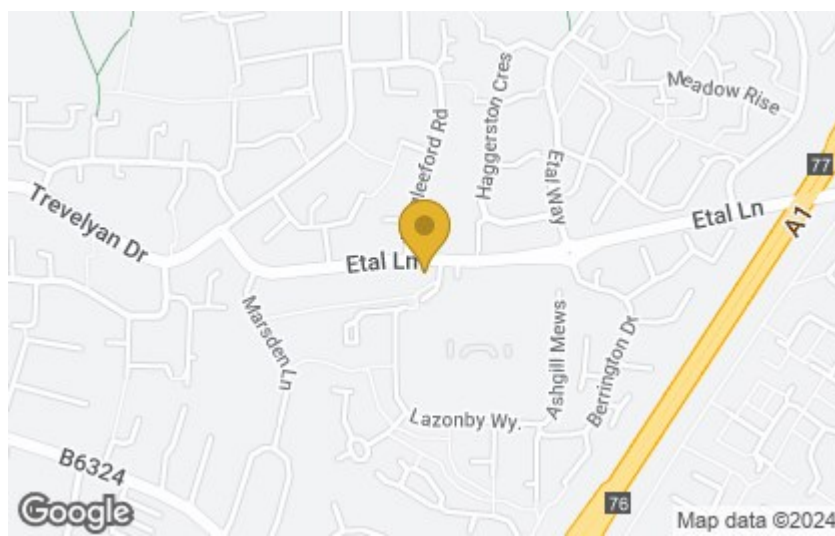
First Floor Landing

Bedroom 1 15'0 x 14'11 (4.57m x 4.55m)

Bedroom 2 9'9 x 8'6 (2.97m x 2.59m)

Bedroom 3 6'8 x 6'0 (2.03m x 1.83m)

Bathroom/WC 8'6 x 5'6 (2.59m x 1.68m)



Energy Performance: Current B Potential A
 Council Tax Band: C
 Distance from School:Kenton School: 1 Mile
 Distance from Newcastle International Airport: 4.2 Miles
 Distance from Newcastle Central Railway Station: 5.4 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.