



• 3 Bedroomed Semi Detached House

• Lounge with Fireplace

• Refurbished Bathroom/WC with Shower

• Sought After Village Location

• Fabulous Position Adjacent to the Village Green

• Refitted Breakfasting Kitchen

• Front & Rear Gardens

• Well Presented & Appointed

• Separate Utility Room

• Driveway for Off Street Parking

This well appointed and presented 3 bedroomed semi detached house occupies a fabulous position adjacent to Walbottle village green. The Entrance Porch has a quarry tiled floor and leads to the Reception Hall. The dual aspect Lounge has a coal effect electric fire within a cast iron surround. The spacious Breakfasting Kitchen is also dual aspect and has been refitted with a range of units and an island with Belfast sink, split level oven, 4 ring gas hob, integral dishwasher with matching door, pantry and storage cupboard. The Utility Room has a tiled floor, plumbing for a washer and doors to both the front and rear. Stairs lead from the hall to the First Floor Landing, with access to the boarded loft with electric light, via a retractable ladder. Bedroom 1 is to the front and has fitted wardrobes. Bedroom 2 has pleasant distant views, with Bedroom 3 to the rear. The Bathroom/WC has been refurbished with a wc with concealed cistern, wall mounted wash basin with storage under, panelled bath, shower enclosure with rainhead and hand held showers, chrome towel warmer, fully tiled walls and underfloor heating to a tiled floor.

Externally, the Front Garden is lawned with a path to the front door. The Rear Garden is West facing and has a driveway, patio with cold water tap and an enclosed garden with lawn and low fence surround.

Walbottle is a charming Tyne Valley village set around a village green, with excellent local facilities including schools for all ages. There is good access to the A69, A1 and Newcastle international Airport along with road and public transport links into the city to the east and towards Hexham and Tyne Valley villages to the west.

Entrance Porch 4'8 x 4'1 (1.42m x 1.24m)

Lounge 18'4 x 10'6 (5.59m x 3.20m)

Reception Hall 6'0 x 5'0 (1.83m x 1.52m)

Breakfasting Kitchen 18'5 x 11'11 (5.61m x 3.63m)

Utility Room 7'11 x 7'3 (2.41m x 2.21m)

First Floor Landing

Bedroom 1 12'0 x 10'11 (3.66m x 3.33m)

Bedroom 2 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 3 8'11 x 7'11 (2.72m x 2.41m)

Bathroom/WC 7'11 x 6'5 (2.41m x 1.96m)



Energy Performance: TBC

Council Tax Band: B

Distance from School: Walbottle Primary School: 0.2 Miles

Walbottle Campus: 0.6 Miles

Distance from Newcastle International Airport: 5.08 Miles

Distance from Newcastle Central Railway Station: 5.9 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.