



- 3 Bed Semi Detached House
- Breakfast/Dining Room
- Front & Rear Gardens
- Council Tax Band: C

- Opposite a Green
- Fitted Kitchen
- Sought after Location

- 24' Lounge/Dining Room
- Refurbished Bathroom/WC with Shower
- A Great Family House



This 3 bedroomed semi detached house is attractively situated opposite a green with pleasant open aspect. The Entrance Porch leads to the Reception Hall, with understair storage cupboard and polished wood flooring. The 24' dual aspect Lounge/Dining Room has a media wall with recess for a TV. The Breakfast/Dining Room also has a polished wood floor and is open to the Kitchen, fitted with a range of wall, base and display units with sink unit, split level oven, 4 ring gas hob with extractor over, plumbing for a washer, combi boiler and door to the rear. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard and access to the loft. Bedroom 1 has a range of fitted wardrobes, with overhead storage cupboards and a pleasant open aspect to the front, over the green towards the dene. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC has been refurbished with a low level wc, wall mounted wash basin with storage under, double ended bath with central mixer tap and rainhead and hand held showers over, folding shower screen and mirror with integral lighting. The Garage is attached with up and over door.



Externally, the Front Garden is lawned with a range of shrubs, hedge and block paved driveway. The Rear Garden has a patio with lawn beyond and raised and other borders with a range of plants and shrubs. This property is well placed for local amenities with road and public transport links into the city and other surrounding areas. There is good access to the A1 and A69.

**Entrance Porch**

**Reception Hall 16'4 x 6'0 (4.98m x 1.83m)**

**Lounge/Dining Room 24'0 x 11'6 (7.32m x 3.51m)**

**Breakfast/Dining Room 10'0 x 9'0 (3.05m x 2.74m)**

**Kitchen 16'0 x 8'2 (4.88m x 2.49m)**

**First Floor Landing**

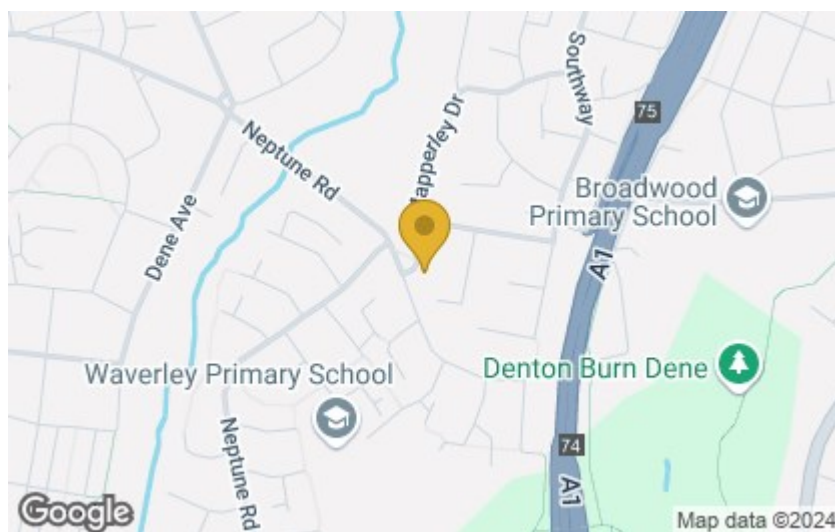
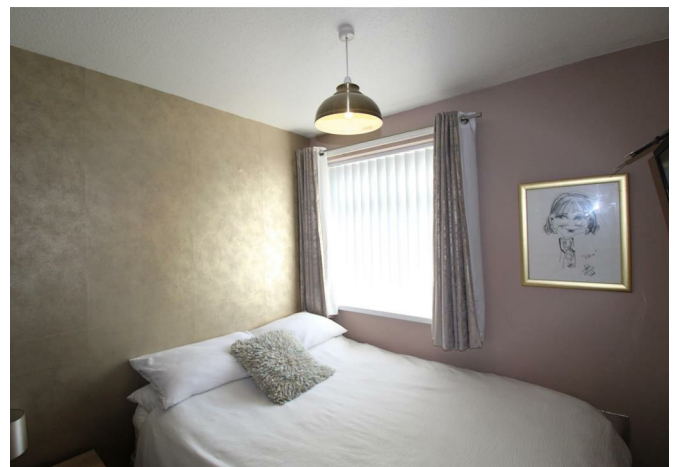
**Bedroom 1 12'5 x 10'2 (+dr recess) (3.78m x 3.10m (+dr recess))**

**Bedroom 2 11'6 x 9'4 (+dr recess) (3.51m x 2.84m (+dr recess))**

**Bedroom 3 9'0 x 7'6 (2.74m x 2.29m)**

**Bathroom/WC 8'3 x 5'6 (2.51m x 1.68m)**

**Garage 17'2 x 8'2 (5.23m x 2.49m)**



Newcastle City Council 0191 2787878  
 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.