



- 32 Bed Mid Terraced House
- Sitting/Dining Room with Fireplace
- Bathroom/WC with Shower
- Distant Views

- Lovely Village Location
- Lounge with Multi-fuel Stove & French Doors
- Small Front Garden

- Well Presented
- Fitted Kitchen
- Rear Patio/Yard

This well presented 2 bedroomed mid terraced house occupies an excellent position within this sought after village. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard and on to the Lounge, with multi fuel stove within an inglenook fireplace, French doors and polished wood floors continuing into the Sitting/Dining Room, with ornate cast iron fireplace, fitted book/display shelving to the recess and wall lights. The Kitchen is fitted with wall and base units, sink unit, 4 ring ceramic hob with stainless steel/glass extractor over and plumbing for a washer. A recess in the lounge has stairs to the First Floor Landing, with access to the partially boarded loft, with electric light, via a retractable ladder. Bedroom 1 has an exposed polished wood floor and distant views to the front. Bedroom 2 is to the rear. The spacious Bathroom/WC has a low level wc, pedestal wash basin, 'P' shaped bath with rainhead and hand held showers and cupboard housing the combi boiler.

Externally, there is a small Front Garden with lawn, raised bed with plants and shrubs and path to the front door. The Rear Patio/Yard has a wood store and gate to the rear lane.

Walbottle is a sought after village to the West of Newcastle, with excellent local facilities including schools for all ages, pubs, shop, cafe and restaurant. Well placed for the A69, there are good road and public transport links into the city to the East and to Hexham and beyond to the West.

Entrance Hall

Reception Hall

Sitting/Dining Room 13'9 x 12'0 (4.19m x 3.66m)

Lounge 14'0 x 12'1 (4.27m x 3.68m)

Kitchen 9'4 x 7'0 (2.84m x 2.13m)

First Floor Landing

Bedroom 1 17'2 x 11'9 (5.23m x 3.58m)

Bedroom 2 12'3 x 10'0 (3.73m x 3.05m)

Bathroom/WC 6'10 x 13'4 (max) (2.08m x 4.06m (max))



Energy Performance: Current E Potential B
 Council Tax Band: A
 Distance from School: Walbottle Primary School: 0.1 Miles
 Walbottle Campus: 0.3 Miles
 Distance from Newcastle International Airport: 5.2 Miles
 Distance from Newcastle Central railway Station: 6 Miles
 Newcastle City Council 0191 2787878

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.