



- 3 Bed End Terraced House
- Cloakroom/WC
- Bathroom/WC with Shower
- Ideal for a Couple or Family

- Fabulous Position in this Sought After Residential Estate
- Open Plan Family/Dining Room/Kitchen
- South Facing Rear Garden

- Lovely Open Aspect
- Open to Lounge with French Doors
- Garage in Block

This 3 bedroomed end terraced house occupies a fabulous position within this sought after estate and has been reconfigured and extended to provide spacious, open plan accommodation. The Entrance Porch leads to the Reception Hall, with storage cupboard and cloaks rail and the Cloakroom/WC, fitted with a wc with concealed cistern and wash basin. The Family/Dining Room/Kitchen has the family/dining area to the front with a bow window. The Kitchen area is well fitted with a good range of high gloss wall and base units, breakfast bar, split level oven, 4 ring gas hob with extractor over, integral dishwasher with matching door and cupboard housing the combi boiler. The Lounge has 2 Velux roof lights and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard. Bedroom 1 has a range of fitted wardrobes and a lovely open aspect to the rear. Bedroom 2 is to the front and has a fitted hanging rail, headboard and overhead shelving. Bedroom 3 is also to the front. The Bathroom/WC has a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet over, panelled bath with mains shower over, screen, towel warmer and fully tiled walls and floor. There is also a Garage in a block.

Externally, the Front Garden is lawned with block paved path and a range of shrubs. The South facing Rear Garden has a patio with lawn beyond, collection of plants and shrubs and gate to the open land to the rear.

West Denton Park is pleasantly situated on the periphery of the city with access to countryside and pleasant walks. There is good access to the A69 and A1, with good road and public transport links into the city and other surrounding areas.

Entrance Porch 6'4 x 3'0 (1.93m x 0.91m)

Reception Hall 8'5 x 4'1 (max) (2.57m x 1.24m (max))

Cloakroom/WC 6'10 x 2'8 (2.08m x 0.81m)

Family/Dining Room/Kitchen 25'6 x 14'8 (7.77m x 4.47m)

Lounge 13'8 x 9'8 (4.17m x 2.95m)

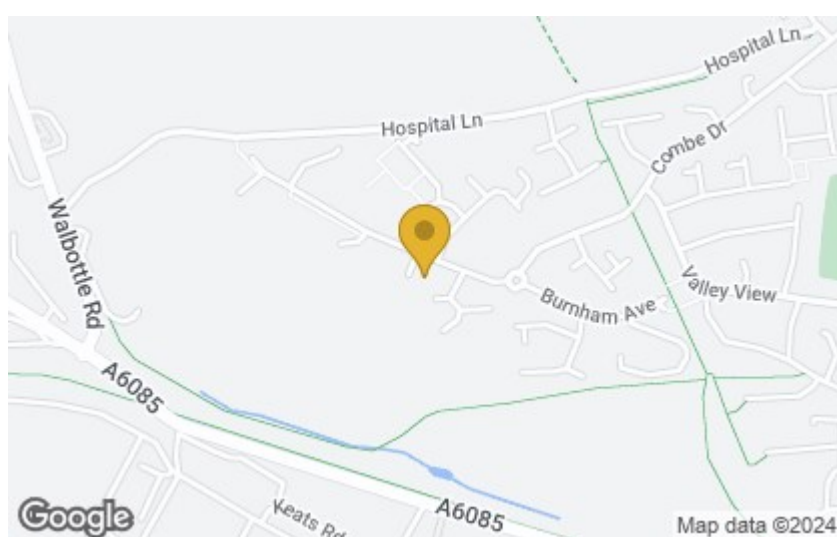
Bedroom 1 13'4 x 8'6 (4.06m x 2.59m)

Bedroom 2 10'2 x 7'9 (+dr recess) (3.10m x 2.36m (+dr recess))

Bedroom 3 8'8 x 6'10 (2.64m x 2.08m)

Bathroom/WC 6'0 x 5'6 (1.83m x 1.68m)

Garage



Newcastle City Council 0191 2787878
 Energy Performance: TBC
 Council Tax Band: B
 Distance from West Denton Primary School: 1.3 miles
 Distance from Newcastle Central Station: 6 miles
 Distance from Newcastle Airport: 6.7 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.