



- 3 Bedroomed Detached House
- Well Presented & Appointed
- Study
- Landscaped Gardens

- Sought After Residential Area
- Open Plan Lounge and Dining Room
- Bathroom/WC with Shower

- Available Unfurnished
- Fitted Kitchen
- 21' Garage

A fabulous and well presented 3 bedroomed detached house, available unfurnished, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Porch, with cloaks cupboard, leads to the Open Plan Lounge, which in turn is open to the Dining Room, with French doors to the rear garden. The Kitchen is fitted with a range of high gloss fronted wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over and integral fridge with matching door. There is also a useful Study with door to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved airing cupboard and access to the loft. Bedroom 1 is to the front and has a built in double wardrobe. Bedroom 2 also has a built in double wardrobe and is to the rear. Bedroom 3 has a fitted wardrobe and is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over and a chrome towel warmer. The 21' Garage is attached with up and over door, Baxi combi boiler and plumbing for a washer.



Externally, the Front Garden is lawned with mature shrubs and double width driveway. The Rear Garden has been landscaped with decking, lawn, curved feature low brick wall with artificial lawn and a variety of plants and shrubs to the borders.

St Johns Estate is well placed to the West of Newcastle with good local schools and amenities in Westerhope, excellent access to the A1 and good road and public transport links.

Entrance Porch 5'10 x 4'0 (1.78m x 1.22m)

Open Plan Lounge 19'0 x 13'3 (5.79m x 4.04m)

Dining Room 9'2 x 9'0 (2.79m x 2.74m)

Study 7'10 x 5'2 (2.39m x 1.57m)

Kitchen 9'4 x 9'3 (2.84m x 2.82m)

First Floor Landing

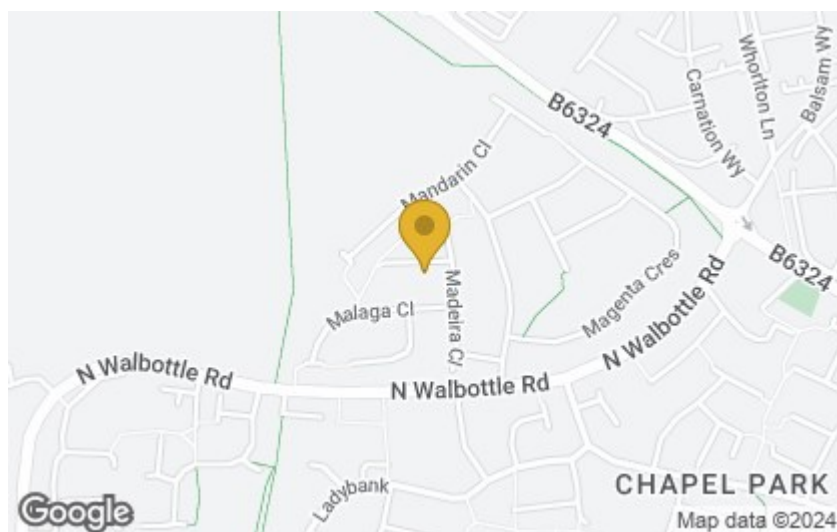
Bedroom 1 12'0 x 10'0 (3.66m x 3.05m)

Bedroom 2 9'10 x 8'10 (+dr recess) (3.00m x 2.69m (+dr recess))

Bedroom 3 8'8 x 7'9 (2.64m x 2.36m)

Bathroom/WC 9'0 x 5'6 (2.74m x 1.68m)

Garage 21'7 x 10'10 (6.58m x 3.30m)



Energy Performance: Current C Potential B
 Council Tax Band: D
 Distance from School: Westerhope Primary School: 0.9 Miles
 Distance from International Airport: 4 Miles
 Distance from Newcastle Central Railway Station: 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.