



- 3 Bed Semi Detached House
- Popular Residential Area
- Cloakroom/WC
- Children Welcome; Pets Considered

- Superbly Presented & Appointed
- Lounge
- Bathroom/WC

- Available Unfurnished
- 19' Breakfasting Kitchen with French Doors
- Generous West Facing Rear Garden

A superbly appointed and presented 3 bedroomed semi detached house, pleasantly situated within this sought after residential area. Available unfurnished, with children welcome and some pets considered, the Reception Hall, with cloaks rail, leads to the Lounge, to the front and through to the spacious Breakfasting Kitchen, fitted with a range of units, sink unit, split level oven, 4 ring gas hob with extractor over, cupboard housing the combi boiler, fridge and freezer and French doors to the rear garden. The Cloakroom/WC has a low level wc and wall mounted wash basin. Stairs lead from the hall the First Floor Landing, with access to the loft. Bedroom 1 is to the front. Bedrooms 2 and 3 are to the rear. The Bathroom/WC is fitted with the low level wc, pedestal wash basin with mirror fronted cabinet over, panelled bath with electric shower over and fully tiled walls.

Externally, the Front Garden is gravelled with a driveway to the side. There is also a generous West facing Rear Garden, lawned with fence surround, ideal for family use.

Westerhope is a sought after 'village' on the Western periphery of Newcastle, with excellent local amenities, well placed for the A1 and with good road and public transport links into the city.

Reception Hall

Lounge 15'8 x 10'8 (4.78m x 3.25m)

Breakfasting Kitchen 19'0 x 10'8 (5.79m x 3.25m)

Cloakroom/WC 4'9 x 3'0 (1.45m x 0.91m)

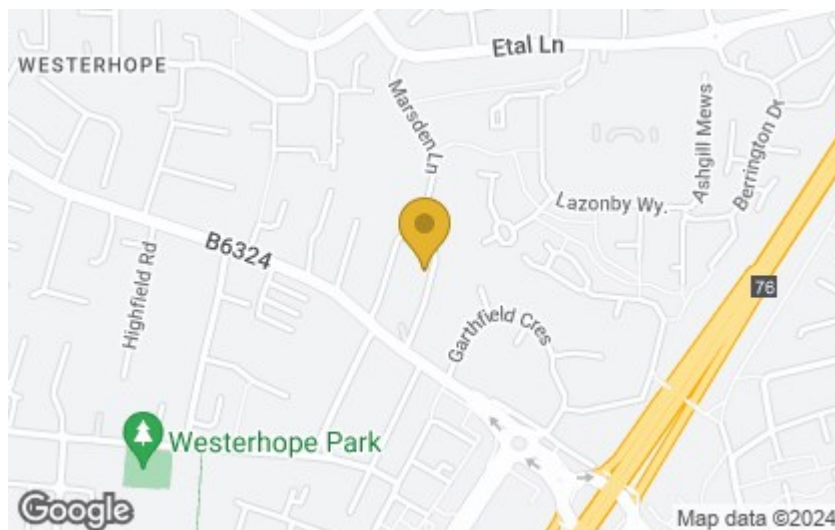
First Floor Landing

Bedroom 1 11'6 x 10'11 (3.51m x 3.33m)

Bedroom 2 10'11 x 10'0 (3.33m x 3.05m)

Bedroom 3 8'9 x 8'8 (max) (2.67m x 2.64m (max))

Bathroom/WC 7'6 x 7'2 (2.29m x 2.18m)



Energy Performance: Current E Potential B
 Council Tax Band: B
 Distance from School: 0.15miles
 Distance from International Airport:4.4 miles
 Distance from Newcastle Centra railway station: 4.4miles

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.