



- 3 Bed Semi Detached House
- Family Room with 2 Sets of French Doors
- Attached Garage
- Convenient Location

- Superbly Extended Family Accommodation
- 24' Fitted Kitchen
- Block Paved Front Garden/Parking

- Lounge with Fireplace
- Refurbished Bathroom/WC with Shower
- Landscaped Private Rear Garden

A superbly extended and appointed 3 bedroomed semi detached house, in an excellent position within the well placed Cheviot View Estate. The Entrance Porch leads to the Reception Hall, with cloaks cupboard, and on to the Lounge, with coal effect real flame gas fire, within a contemporary marble surround and a bow window to the front. The 18' Family Room has 2 sets of French doors to the rear garden and is open to the 24' Kitchen, fitted with a comprehensive range of wall and base units with ceramic sink unit, Logik dual fuel range style cooker with extractor over, integral dishwasher with matching door, plumbing for a washer, combi boiler and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is fitted with wall to wall wardrobes and is to the front. Bedroom 2 has a built in wardrobe and a pleasant wooded aspect to the rear. Bedroom 3 is to the front. The Bathroom/WC has been refurbished with a contemporary white suite, with a low level wc, wall mounted wash basin with storage under, panelled bath with rainhead and hand held showers, screen and chrome towel warmer. The Garage is attached, with double doors.

Externally, the Front Garden is block paved with parking for up to 3 cars. The private Rear Garden has a patio, with a pergola and steps down to the lawn and additional patio and fence surround.

Cheviot View Estate is well placed for local schools, along with excellent road and public transport links, to the Airport and Ponteland, into Gosforth and the city centre, and with easy access to the A1.

**Entrance Porch**

**Reception Hall 12'0 x 6'3 (max) (3.66m x 1.91m (max))**

**Lounge 13'6 x 11'8 (4.11m x 3.56m)**

**Family Room 18'3 x 11'2 (5.56m x 3.40m)**

**Kitchen 24'8 x 7'6 (7.52m x 2.29m)**

**First Floor Landing**

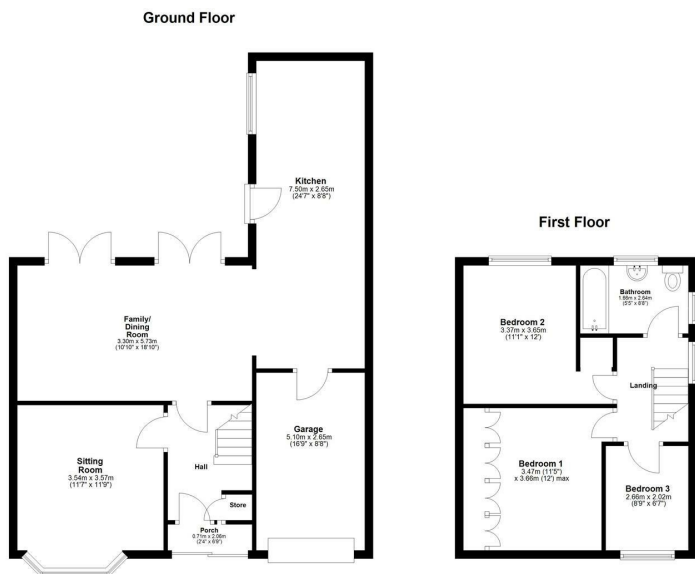
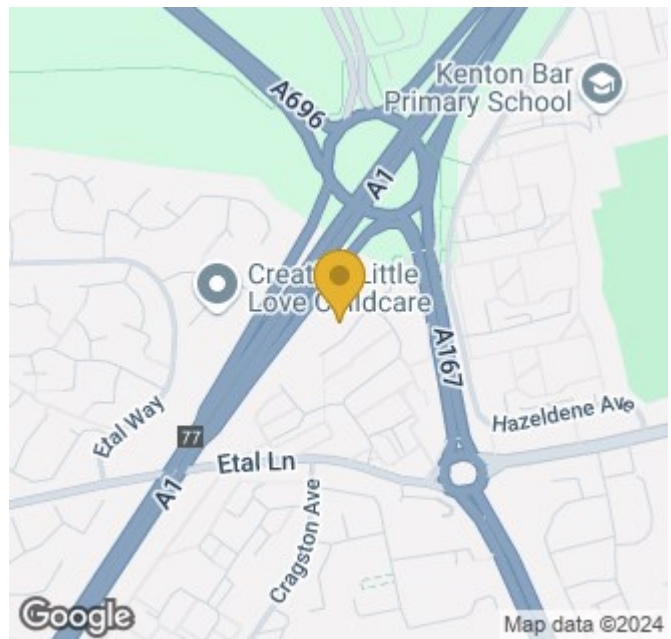
**Bedroom 1 11'8 x 11'2 (max to back of 'robes) (3.56m x 3.40m (max to back of 'robes))**

**Bedroom 2 11'0 x 9'3 (+dr recess) (3.35m x 2.82m (+dr recess))**

**Bedroom 3 8'9 x 6'8 (2.67m x 2.03m)**

**Bathroom/WC 8'8 x 5'6 (2.64m x 1.68m)**

**Garage 17'0 x 9'2 (5.18m x 2.79m)**



Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

Energy Performance: Current D Potential B  
Council Tax Band: B  
Distance from School: Kenton School: 0.3 Miles  
Kenton Bar Primary School: 0.8 Miles  
Cheviot Primary School: 1 Mile  
Distance from Newcastle International Airport: 3.8 Miles  
Distance from Newcastle Central Railway Station: 4.8 Miles  
Newcastle City Council 0191 2787878

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.