



- 3 Bed Semi Detached House
- Cloaks/WC
- Kitchen/Dining Room
- Popular Estate

- Scope for Cosmetic Updating
- Open Plan Lounge
- Block Paved Front Garden/Driveway

- Great Location at Head of Cul-de-Sac
- Sitting Room
- Rear Family Garden

This 3 bedroomed semi detached house occupies an excellent position within this popular development. With scope for some cosmetic updating and the opportunity to create a superb family home to the purchaser's own taste and requirements, the Entrance Hall has a Cloakroom/WC, fitted with a low level wc and wash basin. The open plan Lounge has a bow window to the front and there is a further dual aspect Sitting Room which could also be used as a 4th bedroom with fitted wardrobes. The Kitchen/Dining Room is fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob with extractor over, breakfast table, plumbing for a washer, tiled floor, combi boiler and a door to the rear. Stairs lead from the lounge to the First Floor Landing, with storage cupboard. Bedroom 1 is to the front, with fitted wardrobe space. Bedroom 2 is to the rear, with Bedroom 3 to the front, with a built in wardrobe. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over, panelled bath with mains shower over, fully tiled walls and floor.



Externally, there is a block paved Front Garden and driveway. The Rear Garden has a patio with bar and steps down to the lawn with conifers and other shrubs and gate to the rear.



Meadow Court is a popular estate, conveniently located for easy access to the A1. There are schools for all ages nearby, along with excellent road and public transport links into the city and other surrounding areas.

**Entrance Hall 6'9 x 3'0 (2.06m x 0.91m)**

**Cloakroom/WC 6'6 x 2'10 (1.98m x 0.86m)**

**Lounge 15'8 x 15'4 (max) (4.78m x 4.67m (max))**

**Sitting Room 17'2 x 8'0 (5.23m x 2.44m)**

**Kitchen/Dining Room 15'2 x 9'0 (4.62m x 2.74m)**

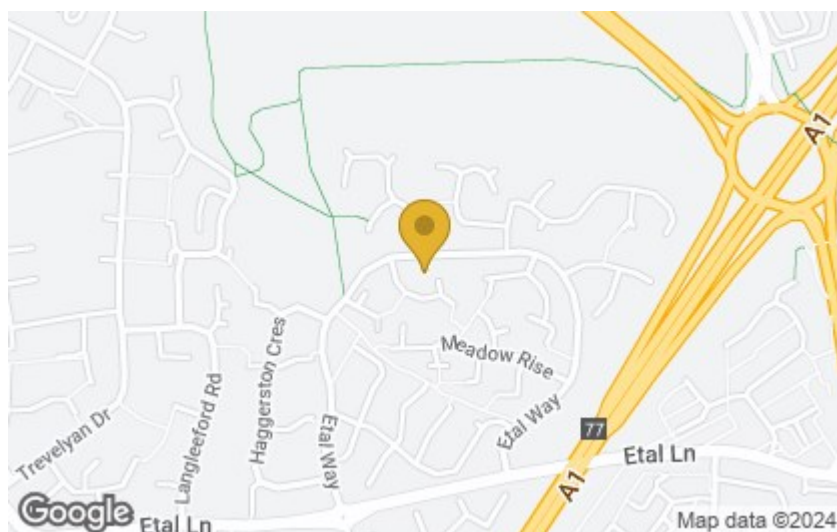
**First Floor Landing**

**Bedroom 1 8'10 x 14'2 (max to back of ribs) (2.69m x 4.32m (max to back of ribs))**

**Bedroom 2 10'8 x 8'8 (3.25m x 2.64m)**

**Bedroom 3 6'0 x 8'11 (max) (1.83m x 2.72m (max))**

**Bathroom/WC 6'6 x 5'10 (1.98m x 1.78m)**



Energy Performance: C  
 Council Tax Band: B  
 Distance from Cheviot primary School: 0.9 Miles  
 Distance from Farne primary School: 0.6 Miles  
 Distance from Kenton Bar Primary: 0.9 Miles  
 Distance to Newcastle International Airport: 4.4 Miles  
 Distance To Newcastle Central Railway Station: 5.3 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.