



- 3 Bed Semi Detached House
- 19' Dual Aspect Lounge
- Front Garden
- Great Opportunity

- In Need of Refurbishment
- Kitchen
- South Facing Rear Garden

- Gas CH & SUDG
- Bathroom/WC with Shower
- Popular Area

A 3 bedroomed semi detached house, in need of refurbishment. Pleasantly situated with fine views south to the rear, this is an excellent opportunity for the investor or private buyer, to create a superb property to their own taste and requirements. The Reception Hall leads to the 19' dual aspect Lounge, with gas fire (not working) set against an attractive fireplace. The Kitchen has wall and base units, sink unit, a combi boiler and door to the side. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the loft. Bedroom 1 is to the front. Bedroom 2 has open views to the rear and Bedroom 3 is to the front. The Bathroom/WC has a low level wc, wall mounted wash basin and panelled bath with electric shower over.

Externally, the Front Garden is lawned with a gate and path to the front door. The Rear Garden is South facing.

Kirkston Avenue is conveniently situated for local shops and other amenities. There are also excellent road and public transport links into the city and other surrounding areas.

**Reception Hall 10'6 x 6'6 (3.20m x 1.98m)**

**Lounge 19'10 x 12'0 (6.05m x 3.66m)**

**Kitchen 8'10 x 8'6 (2.69m x 2.59m)**

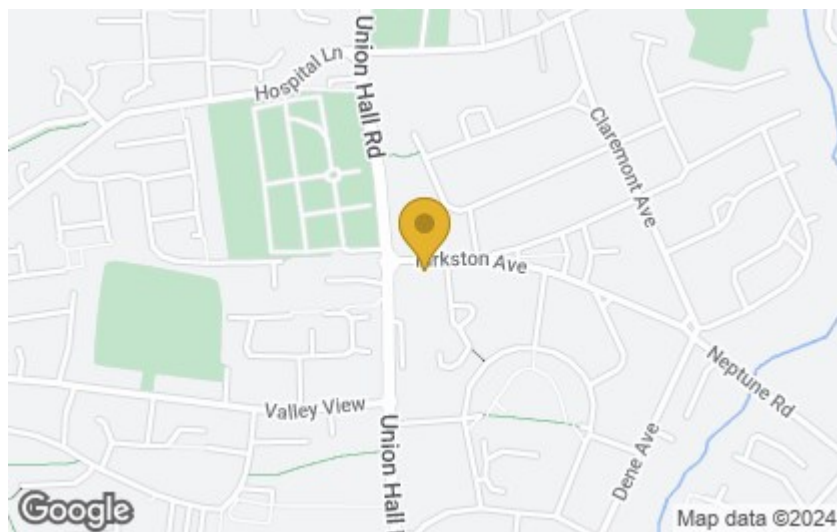
**First Floor Landing**

**Bedroom 1 10'8 x 10'6 (3.25m x 3.20m)**

**Bedroom 2 10'8 x 9'2 (3.25m x 2.79m)**

**Bedroom 3 8'0 x 6'10 (2.44m x 2.08m)**

**Bathroom/WC 8'0 x 5'8 (2.44m x 1.73m)**



Energy Performance: Current D Potential B  
 Council Tax Band: A  
 Distance from Newcastle International Airport: 6.3 Miles  
 Distance from Newcastle Central Railway Station: 5.4 Miles  
 Gateshead 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.