



- 3 bed Semi Detached House
- Fitted Kitchen
- Front & Rear Gardens with Parking
- Council Tax Band: C EPC: C

- Available Unfurnished
- 21' Utility Room
- Children Welcome; Sorry, No Pets

- 21' Lounge with French Doors
- Bathroom/WC with Shower
- Popular Residential Area

A well presented 3 bedroomed semi detached house, available unfurnished, within this sought after residential estate. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall and on to the 21' dual aspect Lounge, with wall mounted contemporary electric fire and French doors to the rear garden. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with extractor over and integral fridge with matching door. There is a very useful 21' Utility Room, with plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is fitted with wall to wall wardrobes and is to the front. Bedroom 2 is to the rear. Bedroom 3 has fitted wardrobes and is to the front. The Bathroom/WC has a white suite with low level wc, pedestal wash basin, panelled bath with electric shower over, screen, tiled walls and cupboard housing the combi boiler.

Externally, the Front Garden is lawned with fence surround and gate with block paved path to the front door. The Rear Garden is paved, with shed and driveway with double gates.

Whorlton Grange is conveniently located for local amenities including shops, restaurants and schools. There is good access to the A1 and the Airport and excellent road and public transport links into the city.

Entrance Porch 8'10 x 4'9 (2.69m x 1.45m)

Reception Hall 13'0 x 6'8 (3.96m x 2.03m)

Lounge/Dining Room 21'2 x 13'8 (6.45m x 4.17m)

Kitchen 9'6 x 10'3 (into bay) (2.90m x 3.12m (into bay))

Utility Room 21'2 x 7'6 (6.45m x 2.29m)

First Floor Landing

Bedroom 1 12'4 x 11'9 (max to back of 'robes) (3.76m x 3.58m (max to back of 'robes))

Bedroom 2 11'3 x 9'10 (3.43m x 3.00m)

Bedroom 3 8'2 x 8'2 (max) (2.49m x 2.49m (max))

Bathroom/WC 8'3 x 6'3 (2.51m x 1.91m)



Newcastle City Council 0191 2787878

Energy Performance Certificate: C

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.