

- 4 Bed Semi Detached House
- Lounge with Fireplace and Bay
- Bathroom/WC with Shower
- A Great Family House

- Sought After Location
- Open to Dining Room with Fireplace & French Door
- Front Garden/Parking

- South Facing Rear Garden
- 'L' Shaped Kitchen
- Gas CH & SUDG

A well presented 4 bedroomed semi detached house, in a sought after location. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall and on to the Lounge, with coal effect real flame gas fire within a fabulous polished wood surround. There is a bay to the front and the room is open to the Dining Room, with ornate cast iron fireplace within a polished wood surround, The bay has a French door opening to the rear garden. The dual aspect 'L' shaped Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob with extractor over, utility area with plumbing for a washer, and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the partially boarded loft, with electric light, via a retractable ladder. Bedroom 1 has an ornate cast iron fireplace, a good range of fitted wardrobes and a bay window to the front. Bedroom 2 has a bay to the rear. Bedroom 3 is an irregular shaped room with bay to the front. Bedroom 4 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, 'P' shaped bath with electric shower unit, curved screen and tiled surrounds.

Externally, the Front Garden has an impressed concrete driveway for off street parking. The South facing Rear Garden is ideal for family use, with decking, lawn and a shed.

Western Avenue is ideally situated for local schools and other amenities. Well placed for the A69 and A1, there are good road and public transport links into the city, with the property also well placed for access to Newcastle International Airport.

Entrance Porch 5'6 x 4'10 (1.68m x 1.47m)

Reception Hall 14'2 x 5'6 (4.32m x 1.68m)

Lounge 12'0 x 13'10 (into bay) (3.66m x 4.22m (into bay))

Dining Room 11'3 x 14'9 (into bay) (3.43m x 4.50m (into bay))

Kitchen 13'2 x 21'9 (max) (4.01m x 6.63m (max))

First Floor Landing

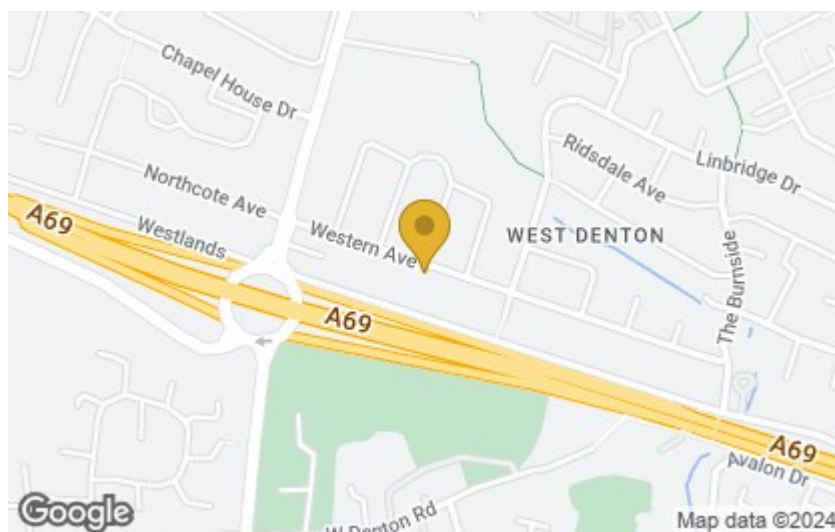
Bedroom 1 14'3 x 10'2 (into bay) (4.34m x 3.10m (into bay))

Bedroom 2 9'10 (+dr recess) x 14'2 (into bay) (3.00m (+dr recess) x 4.32m (into bay))

Bedroom 3 12'8 x 9'6 (into bay) (3.86m x 2.90m (into bay))

Bedroom 4 11'2 x 5'4 (3.40m x 1.63m)

Bathroom/WC 11'2 x 5'4 (3.40m x 1.63m)



Energy Performance: Current C Potential B
 Council Tax Band: B
 Distance from School: west Denton Primary School: 0.4 Miles
 Distance from Newcastle International Airport: 5.9 Miles
 Distance from Newcastle Central Railway Station: 6 Miles
 Newcastle City Council: L 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.