



- 2 Bed End Terraced House
- Fitted Kitchen
- Garage
- Great Opportunity

- Scope for Updating/Refurbishment
- Utility Room
- Front & Rear Gardens

- 22' Lounge/Dining Room with French Doors
- Shower/WC; Additional WC
- Distant Views



A 2 bedroomed end terraced house, in an excellent location within this popular residential area. In need of some degree of updating and an excellent opportunity to create a lovely home to the purchasers' own taste and requirements, there is a Hall, with cloaks/storage cupboard, a 22' Lounge/Dining Room, with coal effect real flame gas fire within an attractive surround, bow window and French doors opening to the garden. The Kitchen is fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over, and integral fridge, freezer, washer and drier with matching doors. The Utility Room is 'L' shaped. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the central heating boiler and insulated hot water cylinder. Bedroom 1 has wall to wall wardrobes and distant views. Bedroom 2 has a good range of fitted wardrobes with integral drawer units and distant views. The Shower/WC has a low level wc, pedestal wash basin with mirror over, shower quadrant with electric shower and there is also a Separate WC with low level suite. The Garage has an up and over door.

Externally, the Front Garden has a driveway to the garage and garden with a range of shrubs, path to the front door and outhouse. The Rear Garden is South facing, paved, with a number of shrubs.

Lemington is a popular 'village' on the South Western periphery of Newcastle. With good local amenities, there are road and public transport links into the city and into surrounding countryside.

**Hall 8'6 x 6'0 (2.59m x 1.83m)**

**Lounge/Dining Room 22'8 x 11'8 (max) (6.91m x 3.56m (max))**

**Kitchen 8'9 x 9'0 (2.67m x 2.74m)**

**Utility Room 8'3 x 5'10 (2.51m x 1.78m)**

**First Floor Landing**

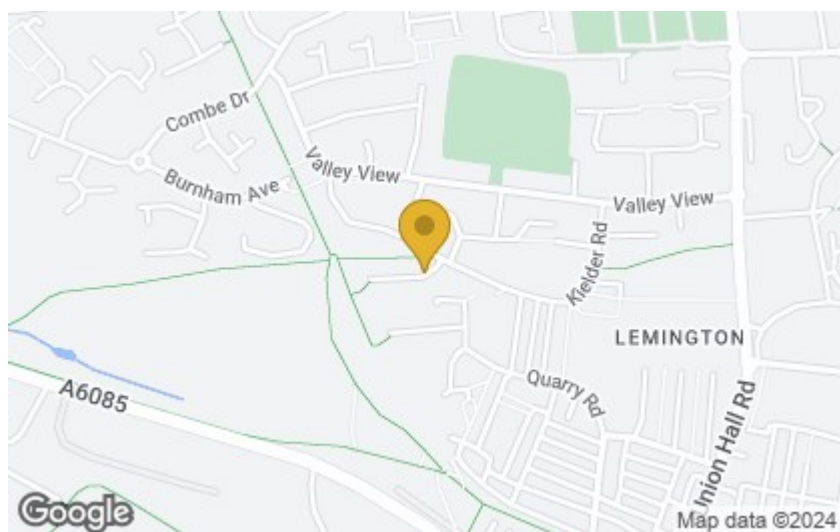
**Bedroom 1 12'0 x 10'10 (max to back of 'robes) (3.66m x 3.30m (max to back of 'robes))**

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

**Shower/WC 5'10 x 5'10 (1.78m x 1.78m)**

**WC 6'0 x 2'11 (1.83m x 0.89m)**

**Garage**



Energy Performance: Current D Potential B  
 Council Tax Band: A  
 Distance from School: Lemington Riverside Primary School: 0.7 Miles  
 Distance from Newcastle International Airport: 6.7 Miles:  
 Distance from Newcastle Central Railway Station: 5.4 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.