



- 4 Bed Semi Detached House
- 25' Dual Aspect Lounge/Dining Room
- Bathroom with Shower
- Front & Rear Gardens
- Sought After Cul-de-Sac
- Breakfasting Kitchen
- Separate WC
- Fabulous Views South
- Utility Room
- Attached Garage

An extended 4 bedroomed semi detached house, superbly situated within a pleasant cul-de-sac and with far reaching views. With gas fired central heating and sealed unit double glazing, the Reception Hall, with understair storage cupboard, leads to the 25' dual aspect Lounge/Dining Room, with lovely polished wood Adams style fireplace, dividing archway and bay to the front with distant views. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over and a shelved pantry. The Utility Room has a work surface with wall unit, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard. Bedroom 1 is dual aspect and extends to over 23' with patio doors separating the picture window to the front with fabulous views. This room would also make a wonderful additional sitting room. Bedroom 2 has built in double wardrobes and a bay to the front to take advantage of the fabulous view. Bedroom 3 is to the rear and has a built in double wardrobe. Bedroom 4 is to the front. The Bathroom has a pedestal wash basin and panelled bath with electric shower over and fully tiled walls and there is a separate WC with low level suite. The Garage is attached with double doors and the combi boiler.



Externally, the Front Garden is gravelled and block paved, with stocked borders and block paved driveway to the garage. The Rear Garden has a patio with lawn and a range of plants and shrubs to the borders.



Horncliffe Place is situated at Bank Top, on the periphery of Newcastle, well placed for the A69 and with good road and public transport links into the city and surrounding countryside.

Reception Hall 15'0 x 6'0 (max) (4.57m x 1.83m (max))

Lounge/Dining Room 12'0 x 25'9 (into bay) (3.66m x 7.85m (into bay))

Breakfasting Kitchen 14'10 x 8'0 (4.52m x 2.44m)

Utility Room 8'0 x 6'8 (2.44m x 2.03m)

First Floor Landing

Bedroom 1 23'9 x 7'10 (7.24m x 2.39m)

Bedroom 2 10'6 x 13'10 (into bay) (3.20m x 4.22m (into bay))

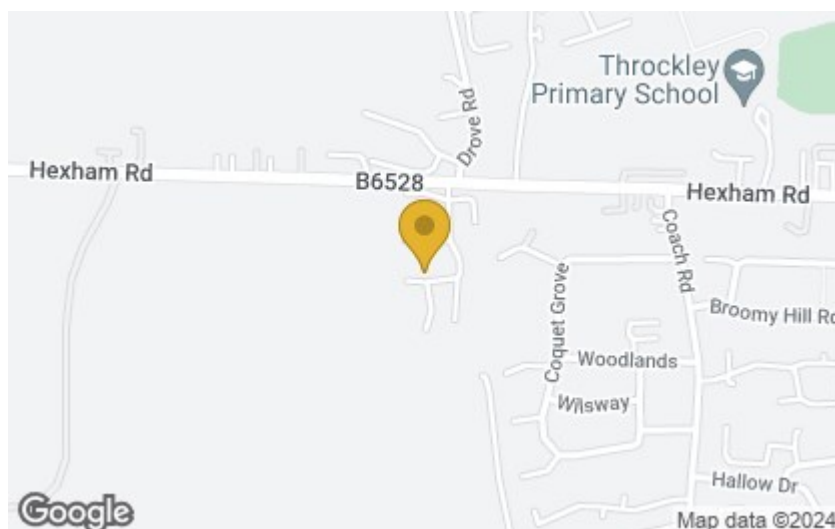
Bedroom 3 10'8 x 9'9 (+dr recess) (3.25m x 2.97m (+dr recess))

Bedroom 4 7'8 x 6'9 (2.34m x 2.06m)

Bathroom 5'6 x 5'2 (1.68m x 1.57m)

WC 5'6 x 2'10 (1.68m x 0.86m)

Garage 15'2 x 8'0 (4.62m x 2.44m)



Energy Performance: Current D Potential C
 Council Tax Band: C
 Distance from School: Throckley Primary School: 0.4 miles
 Walbottle Campus: 1.3 Miles
 Distance from Newcastle International Airport: 5.4 Miles
 Distance from Newcastle Central Railway Station: 9.1 Miles
 Newcastle Cit 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.