



- 3 Bed Semi Detached House
- Dining Room with French Doors
- Attached Garage
- Highly Sought After Estate

- Beautifully Appointed & Presented
- Conservatory
- Superbly Stocked & Maintained Gardens

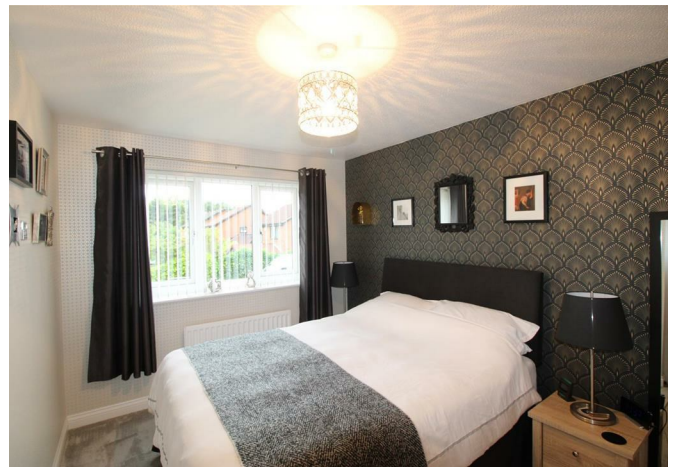
- Lounge with Archway
- Bathroom/WC with Shower
- Lovely Cul-de-Sac Location

A beautifully appointed and presented 3 bedroom semi detached house, in an excellent position within this sought after estate. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with storage cupboard and archway to the Dining Room, with French doors opening to the Conservatory, overlooking and with door to the rear garden. The Kitchen has been refitted with high gloss wall and base units, sink unit, split level oven, combi oven/microwave, 4 ring gas hob and extractor over and an integral fridge with matching door. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft via a retractable ladder. Bedroom 1 is to the front, with Bedroom 2 to the rear and Bedroom 3 also to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with mains shower over, screen, fully tiled walls and floor, chrome towel warmer and shelved storage cupboard. The Garage is attached, with roller shutter door, combi boiler, plumbing for a washer and door to the rear.



Externally, this property boasts superbly stocked and tended gardens with the Front Garden being lawned, with conifer hedge and double driveway. The West facing Rear Garden is also lawned, with a patio, cold water tap, shed and colourful collection of plants and shrubs.

Queensbury Drive is situated in the sought after Abbey Farm estate, on the Western periphery of Newcastle, well placed for schools and conveniently located for the A69. There are good road and public transport links into Newcastle and surrounding areas, with Newcastle International Airport also close at hand.



Reception Hall

Lounge 14'3 x 12'8 (4.34m x 3.86m)

Dining Room 10'0 x 7'6 (3.05m x 2.29m)

Conservatory 11'6 x 7'6 (3.51m x 2.29m)

Kitchen 9'8 x 10'3 (2.95m x 3.12m)

First Floor Landing

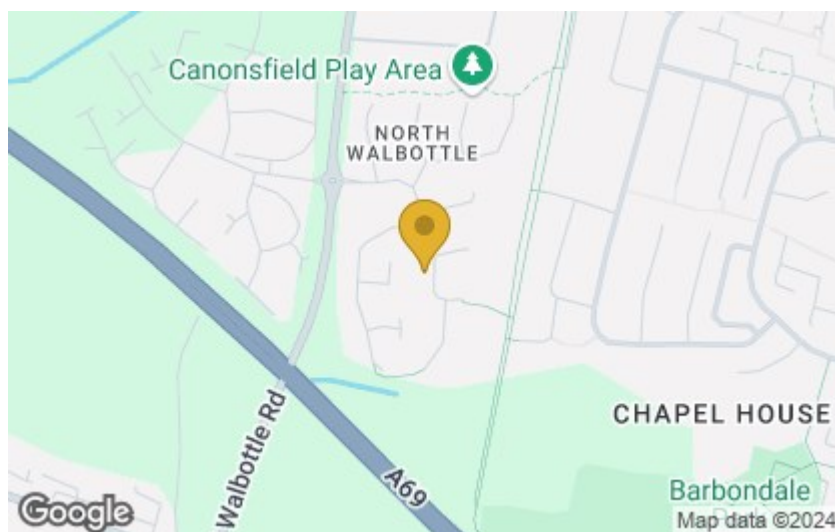
Bedroom 1 13'2 x 9'1 (4.01m x 2.77m)

Bedroom 2 11'1 x 9'9 (3.38m x 2.97m)

Bedroom 3 8'0 x 6'8 (2.44m x 2.03m)

Bathroom/WC 7'2 x 7'0 (2.18m x 2.13m)

Garage 16'4 x 8'9 (4.98m x 2.67m)



Energy Performance: Current C Potential B
 Council Tax Band: C
 Distance from School: Walbottle Primary School: 0.7 Miles
 Distance from Newcastle International Airport: 4.8 Miles
 Distance from Newcastle Central Railway Station: 7.2 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.