



- 2 Bed Semi Detached House
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band: B EPC: C

- Lounge with Fireplace and Bay
- Bathroom with Shower: Sep WC
- Scope for Some Updating

- Separate Dining Room
- Large Garage with Electric Door
- Sought After Road

This 2 bedroomed semi detached house provides nicely proportioned accommodation, ideal for a couple or small family. With gas fired central heating and sealed unit double glazing, there is scope for some updating and therefore presents an excellent opportunity to create a superb home to the purchasers' own taste and requirements. The Reception Hall leads to the Lounge, with coal effect real flame gas fire within an attractive surround and there is a bay to the front. The Dining Room has an inset electric fire and storage cupboard. The Kitchen is fitted with wall and base units, sink unit, split level double oven, 4 ring gas hob with extractor over and plumbing for a dishwasher and auto washer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear and has fitted double wardrobes. The Bathroom has a wall mounted wash basin, panelled bath with mains shower over, screen, storage cupboard and chrome towel warmer. There is a separate WC with low level suite. The spacious Garage is attached, with electric up and over door.

Externally, the Front Garden has a lawn with mature shrubs and driveway to the garage. The pleasant Rear Garden has a patio, pergola and path to a further patio area, lawn, range of plants and a greenhouse.

Westlands is a sought after road, well placed for schools and other amenities. There is good access to the A69 and A1 as well as excellent road and public transport links to surrounding areas and into the city.

Reception Hall 9'10 x 4'6 (3.00m x 1.37m)

Lounge 12'11 x 13'0 (into bay) (3.94m x 3.96m (into bay))

Dining Room 13'0 x 11'0 (3.96m x 3.35m)

Kitchen 9'6 x 6'6 (2.90m x 1.98m)

First Floor Landing

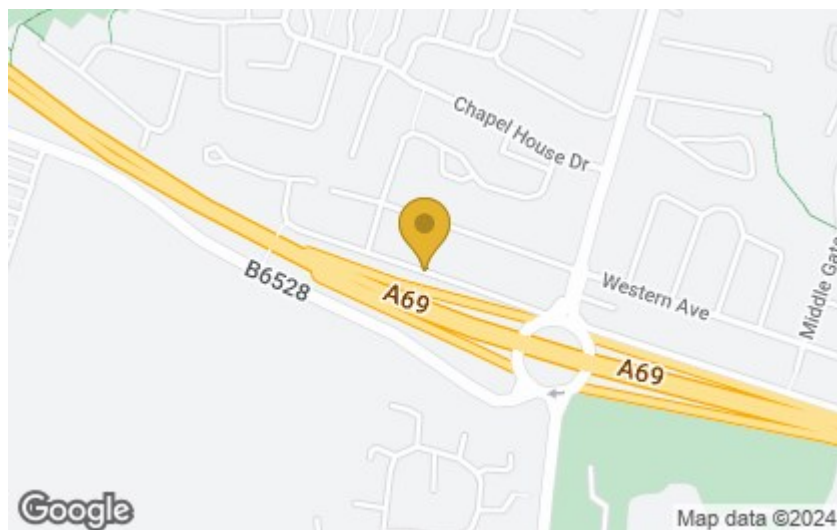
Bedroom 1 13'2 x 13'6 (into bay) (4.01m x 4.11m (into bay))

Bedroom 2 8'3 x 13'2 (max to back of 'robes) (2.51m x 4.01m (max to back of 'robes))

Bathroom 6'8 x 6'4 (2.03m x 1.93m)

WC 3'8 x 2'9 (1.12m x 0.84m)

Garage 17'0 x 13'8 (max) (5.18m x 4.17m (max))



Newcastle City Council 0191 2787878

Energy Performance: Current C

Council Tax Band: B

Distance from West Denton Primary School: 0.2

883 sq.ft

All distances and sizes 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.