



- Three bedroom semi detached house
- Modern bathroom
- Ideal for a first time buyer
- Council tax band A / EPC tbc
- Corner plot
- Open plan living area
- Gas central heating
- Driveway parking for 2 cars
- Well presented garden
- Double glazed windows

Immaculately presented 3 bedroom semi detached house with double length driveway and a corner plot garden. Benefitting from gas central heating and sealed unit double glazed window. Situated in a quiet residential area the property briefly comprises of a porch to the front leading to a great open plan kitchen / lounge / diner. The Lounge has a feature fireplace, laminate flooring and stairs to the first floor with storage under. The Kitchen / Diner has a good range of wall and base units and work top surfaces and a one and a half stainless steel sink and drainer unit, gas cooker point, tiled flooring, plumbed for an automatic washing machine, wall mounted combi boiler and with a door to the rear. To the first floor the landing has a loft hatch with pull down ladders leading to a boarded out loft. 2 double Bedrooms and one single, master with fitted sliding door wardrobes. The Bathroom has modern suite with a 'P' shaped bath with a mains shower over and a curved shower screen, low level w/c, vanity hand wash basin, spotlights to the ceiling, paneled walls, tile effect laminate flooring, heated towel rail and an extractor fan.



Externally the property is situated on a corner plot giving a double length driveway accessed via wrought iron gates, lawned garden to front side and rear with well manicured hedges, there is also a patio area and a shed to the rear.

Wishaw Rise is conveniently situated for local shops and other amenities. There are also excellent road and public transport links into the city and other surrounding areas.



Entrance Porch

Lounge 18'6 (into alcove) x 11'0 (5.64m (into alcove) x 3.35m)

Kitchen Diner 13'2 x 8'4 (4.01m x 2.54m)

Rear Porch

Landing

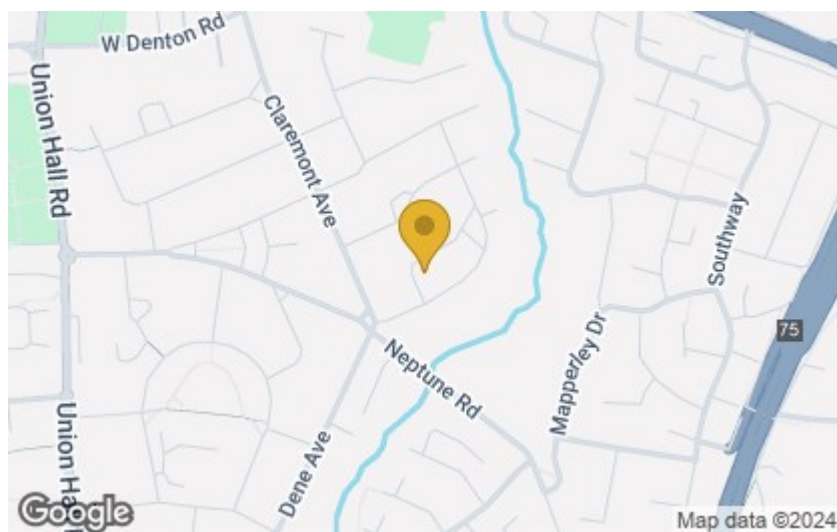
Bedroom 1 8'9 (plus wardrobes) x 8'5 (2.67m (plus wardrobes) x 2.57m)

Bedroom 2 10'8 x 7'11 (into alcove) (3.25m x 2.41m (into alcove))

Bedroom 3 7'8 x 6'9 (2.34m x 2.06m)

Bathroom

External



Energy Performance: TBC
 Council Tax Band: Newcastle City Council 01912787878 Band A
 Distance from Lemington Riverside Primary School: 0.6 miles
 Distance from Kingston Park Metro: 3.7 miles
 Distance from Newcastle International Airport: 5.8 miles
 Distance from Newcastle Central Train Station: 5.4 miles

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.