

- Extended 3 Bedroom Semi
- Downstairs Bedroom
- Enclosed Rear Garden
- Council Tax Band B

- Cul-de-Sac Location
- Modern Kitted Kitchen
- Popular Residential Location

- Double Length Driveway
- Modern Shower Room
- EPC D

Extended 3 bedroom semi detached house situated on the popular Lemington Rise Estate, benefitting from gas central heating and sealed unit double glazed windows. The Garage has been converted into a downstairs bedroom, giving the property a flexible living arrangement. Briefly comprising of an Entrance Hallway with tiled flooring and a storage cupboard, leading to the Diner with stairs to the first floor and laminate flooring. The Kitchen has base units and worktop surfaces with a stainless steel sink, wall mounted combi boiler, plumbed for a dishwasher, gas cooker point, tiled splash back, laminate flooring, plumbed for an automatic washing machine, double doors to the rear garden, storage cupboard with access to the loft. The Lounge has laminate flooring and double doors leading to a snug lean to which has tiled flooring. There is also a ground floor double bedroom with spotlights to the ceiling bedroom. To the First floor there is a landing leading to another double bedroom which has a storage cupboard, there is also another single bedroom which has laminate flooring. The Shower Room has a walk-in double shower with a mains shower, fully tiled walls, low level w/c, wash hand basin, laminate flooring, panelled ceiling with inset spotlights.

Externally to the front there is a lawned garden and a double length paved driveway, to the rear there is a lovely enclosed and private rear garden with a lawned area and a paved patio area.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.

**Entrance Hallway**

**Lounge**

**Dining Room**

**Kitchen**

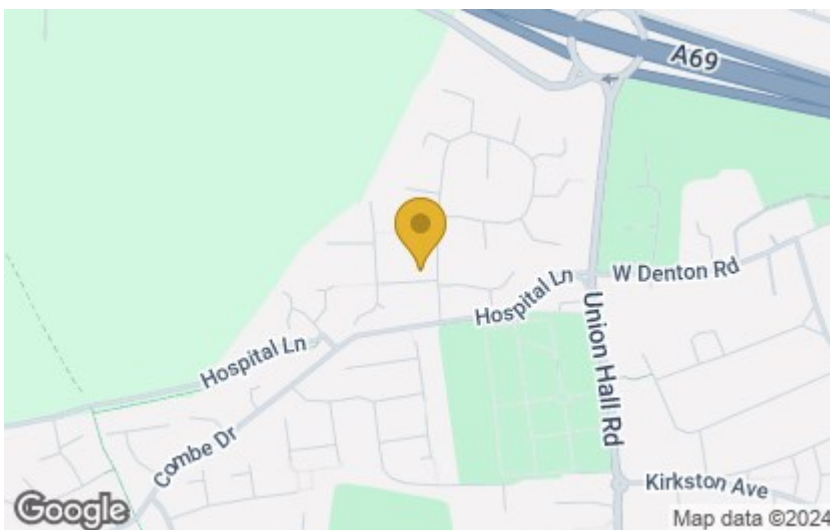
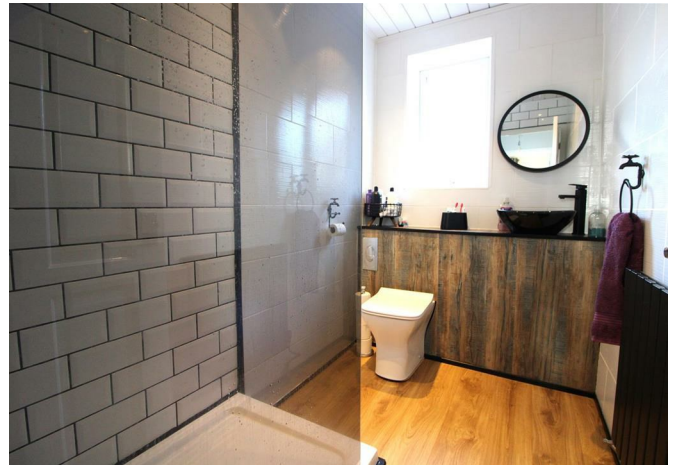
**Downstairs Bedroom 2**

**First Floor Landing**

**Bedroom 1**

**Bedroom 3**

**Shower Room**



Energy Performance: D  
 Council Tax Band: B  
 Distance from St John Vianney Primary School: 0.7 mile  
 Distance from Kenton Bank Foot Metro: 3.2 miles  
 Distance from Newcastle International Airport: 6.3 miles  
 Distance from Newcastle Central Train Station: 5.5 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.