



- 3 Bedroom Double Fronted House
- Open Plan Kitchen Diner
- Garage to Rear
- EPC Rating C | Council Tax Band C

- Downstairs w/c
- Ensuite to Bedroom 1
- Gas Central Heating

- Spacious Family Home
- Low Maintenance Rear Garden
- Sealed Unit Double Glazed Windows

Immaculately presented double fronted 3 bedroom end terrace house, with gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a double storage cupboard, leading to the Lounge, a light and airy room with dual aspect window to the front and French doors to the rear. The Kitchen diner has a range of wall and base units with worktop surfaces, 1 + ½ stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with extractor over, plumbed for dishwasher. Separate Utility with base units and work top surfaces, stainless steel sink and drainer unit, tiled splash back, plumbed for automatic washing machine and a door to rear garden. Downstairs w/c with low level w/c, vanity hand wash basin and heated towel rail. The landing has a loft hatch and a storage cupboard housing the combi boiler, Bedroom 1 has built in wardrobes and a separate storage cupboard, the en-suite has a corner shower cubicle with a mains shower, tiled splash back, low level w/c, vanity wash hand basin, extractor fan, spotlights to the ceiling, tiled flooring and a heated towel rail. Bedroom 2 also has a built in storage cupboard. The Bathroom has a panelled bath with a mains shower over and a shower screen, vanity hand wash basin, low level w/c, heated towel rail, tiled splash back, spotlights to the ceiling, tiled flooring and an extractor fan.

Externally to the front there is a lawned area. To the rear there is a low maintenance themed garden with mostly gravelled area and a gate leading to the garage which has a roller door and has power and light, there is also an allocated parking space in front of the garage.

Walbottle is a sought after village on the Western periphery of Newcastle, with pleasant local walks and access to the riverside. Well placed for the A69, there are good road and public transport links to the city centre

Entrance Hallway

Lounge

Kitchen Diner

Utility Area

Downstairs w/c

First Floor Landing

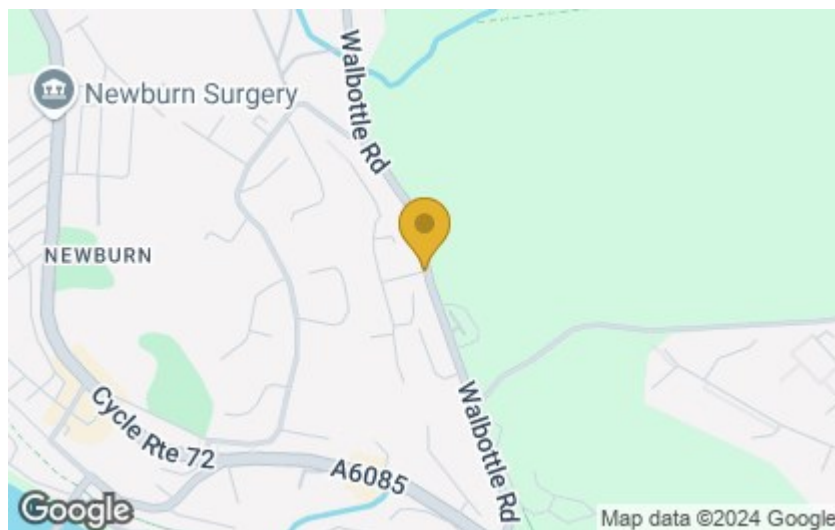
Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Family Bathroom



Energy Performance: C
 Council Tax Band: C
 Distance from Newburn Manor Primary School: 0.3 miles
 Distance from Kenton Bank Foot Metro Station: 4.3 miles
 Distance from Newcastle international Airport: 6.4 miles
 Distance from Newcastle Central Train Station: 5.8 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.