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- 3 Bedroom Semi Detached House
- Modern Bathroom
- Driveway Parking
- EPC TBC

- Corner Plot Garden
- Gas Central Heating
- Electric Car Charging Point

- Open Plan Modern Kitchen Diner
- Sealed Unit Double Glazed Windows
- Council Tax Band B

3 bedroom semi detached house situated on a corner plot on the popular residential location of Western Avenue. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with hardwood flooring, leading to the Internal Hallway with a storage cupboard and stairs to the first floor. Lounge with a bay window to the front, hardwood flooring, cast iron feature fireplace. Diner with spotlights to the ceiling and tile effect laminate flooring, opening to the Kitchen with wall and base units work top surfaces, sink and drainer unit, integrated appliance to include a fridge freezer, microwave, high level double oven, induction hob, dishwasher and washer dryer, Combi boiler enclosed in the wall unit. First floor landing with an airing cupboard, loft hatch with pull down ladder to a boarded out loft. Bedroom 1 with laminate floor, fitted wardrobes and a separate storage cupboard. Bedroom 2 has laminate floor and a storage cupboard. Bedroom 3 also has laminate floor. Bathroom with a panelled bath with a mins shower over, low level w/c, vanity unit with a wash band basin, heated towel rail, tiled wall, panelled ceiling with inset spotlights, extractor fan.

Externally to the front there is a block paved driveway and an electric car charging point with gate access to the side, leading to a lawned garden and a gravelled area.

Western Avenue is ideally situated for local schools and other amenities. Well placed for the A69 and A1, there are good road and public transport links into the city, with the property also well placed for access to Newcastle International Airport.

Entrance Hallway

Internal Hallway

Lounge

Diner

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom



**Please see Floor Plan on Page 4 for room sizes.*



Energy Performance: Current C Potential B

Council Tax Band: B

Distance from West Denton Primary School: 0.6 miles

Distance from Kenton Bank Foot Metro Station: 2.9 miles

Distance from Newcastle Central Train Station: 5.4 miles

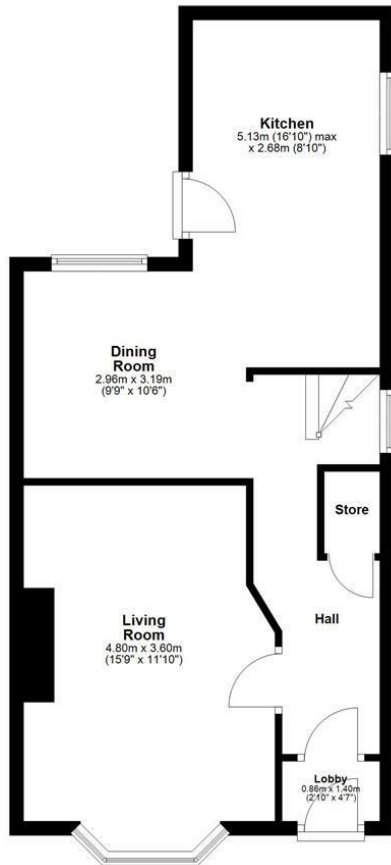
Distance from Newcastle International Airport: 5.5 miles

2024
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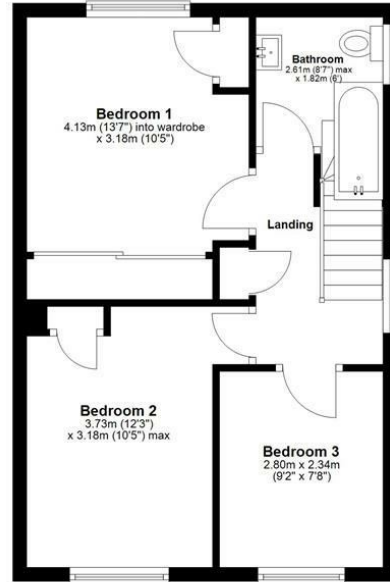
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Verified reviews from our clients

Ground Floor



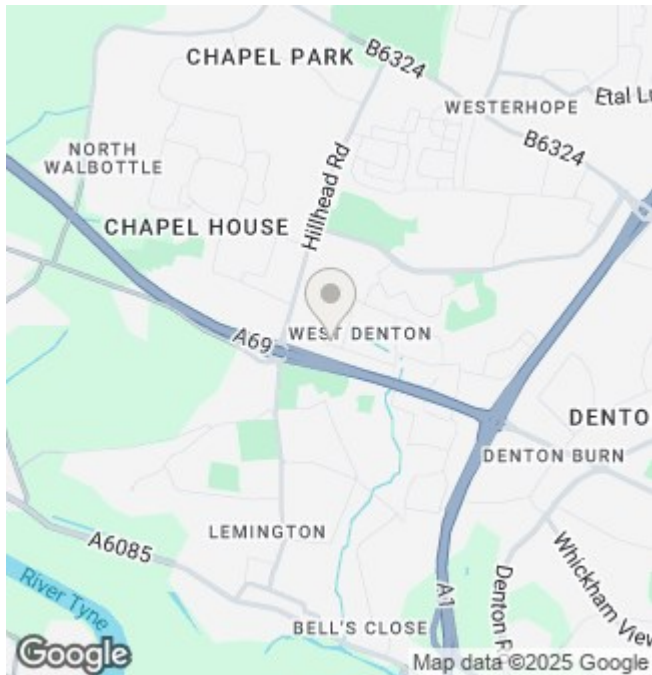
First Floor



Total area: approx. 90.1 sq. metres (969.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.