



4



2



3

- Extended 4 Semi Detached House
- Downstairs w/c
- Modern Shower Room
- Council Tax Band C

- Open Plan Lounge Diner
- Separate Family Room
- Driveway and Garage

- Good Size Modern Kitchen and Utility
- En-Suite to Bedroom 1
- EPC TBC

Immaculately presented 4 bedroom extended semi detached house situated on a pleasant pedestrianised walkway within Westgarth on Whorlton Grange. Offered for sale with no upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hall leading to an Internal Hallway with stairs to the first floor. Downstairs w/c with a low level w/c, vanity unit with a wash hand basin and an extractor fan. Lounge with a Bow window to the front and open plan to the Dining Room with French doors to the rear garden. Extended Kitchen with a good range of wall and base units, roll top work surfaces, sink and drainer unit, integrated fridge and dishwasher, door leading to the extended Utility Room which has additional wall and base units, roll top work surfaces, plumbing for a washing machine and door to the rear garden. There is also an additional Family Room to the ground floor which has fitted units. To the first floor Landing there is a loft hatch and a glass balustrade. Bedroom 1 has fitted wardrobes and an additional loft hatch, Ensuite Shower Room with a corner shower cubicle which has a mains shower, low level w/c, vanity unit with a wash hand basin, extractor fan, tiled walls and floor. There are 3 further Bedrooms all with fitted wardrobes. Separate Shower Room with a walk-in double shower cubicle which has a mains shower, tiled splash back, low level w/c, vanity unit with wash hand basin, heated towel rail, laminate flooring and an extractor fan.

Externally to the front there is a pedestrianised walkway leading to the low maintenance front garden which has AstroTurf and a block paved pathway. To the rear of the property there is a single driveway leading to a single garage via and up and over door and a gate leading to a low maintenance enclosed rear garden with a block paved patio and AstroTurf areas.

Westgarth is within Whorlton Grange, a sought after residential area, well placed for local amenities

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





Energy Performance: Current C Potential C

Council Tax Band: C

Newcastle City Council: 0191 278 7878

Simonside Primary School: 0.15 Miles

Newcastle International Airport: 3.3 Miles

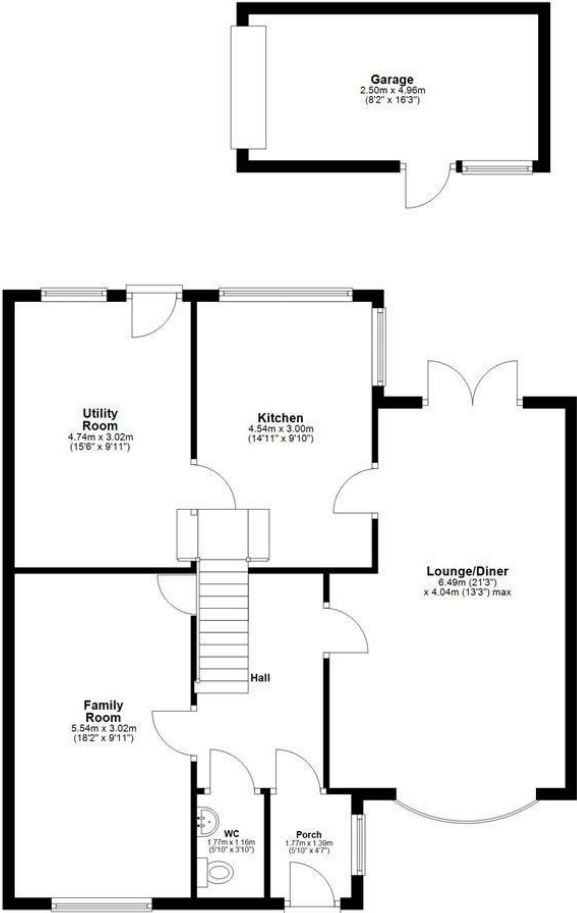
Newcastle Central Railway Station: 7 Miles

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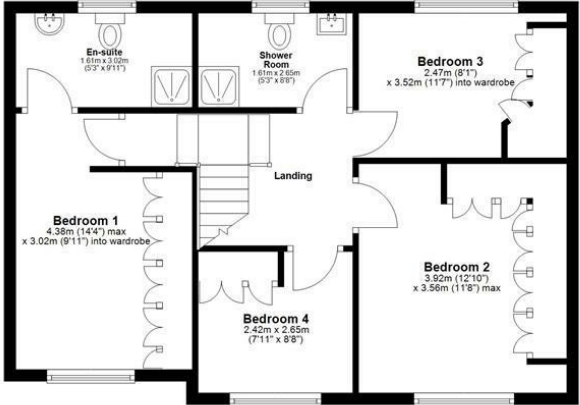
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Ground Floor



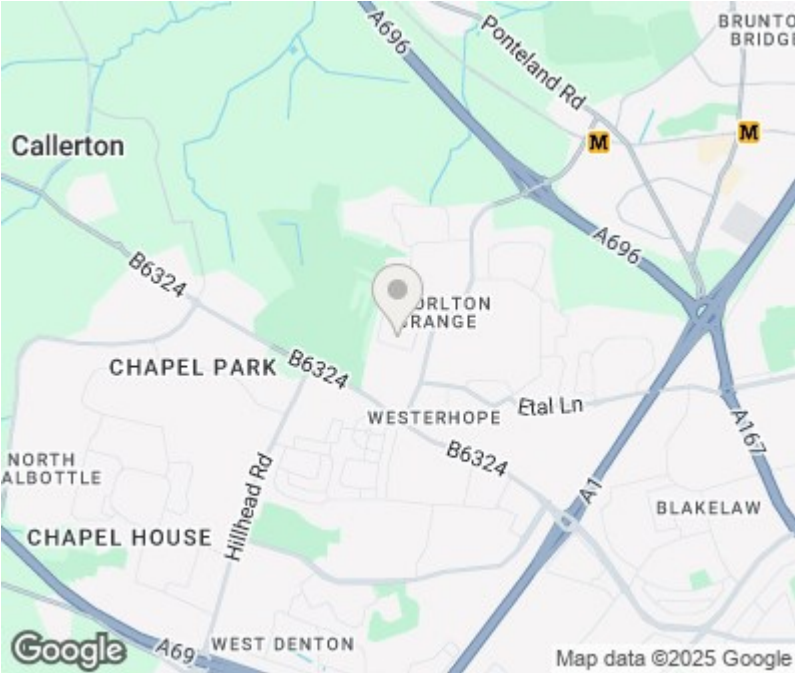
First Floor



Total area: approx. 155.8 sq. metres (1676.6 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.



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