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• 3 Bed Semi Detached House

• 19'0 Lounge

• Generous Bathroom/WC with Separate Shower

• Landscaped Rear Garden

• Extended, Updated and Appointed to a High Standard

• 20' Breakfasting Kitchen

• Pleasant Aspect

• Entrance Porch

• 18'0 Office

• Double Width Resin Driveway

This extended 4 bedroomed semi detached house has been superbly updated and is appointed to an excellent standard. Well maintained and with gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the 19' open plan Lounge and on to the 20' Breakfasting Kitchen, well fitted with a good range of units, sink unit, split level oven, microwave, 4 ring ceramic hob and French doors opening to the rear garden. There is also a useful 18' Office, ideal for a number of uses. Stair lead from the lounge to the First Floor Landing, with glass banister and access to the loft. Bedroom 1 has distant views to the rear, with Bedrooms 2 and 3 to the front. The generous Bathroom/WC is fitted with a low level wc, wash basin with storage under, double ended bath with central waterfall tap, shower enclosure with digital rainhead shower, screen, part panelled walls and towel warmer/radiator.

Externally, there is a double width resin driveway to the front. The South East facing Rear Garden has been landscaped with decking with a fixed canopy over, artificial lawn, external power points and lighting and fence surround with a gate to the rear.

West Denton Park is a popular estate with pleasant walks and good road and public transport links into the city and other surrounding areas. The A69 and A1 are also easily accessible.

Entrance Porch 10'0 x 4'10 (3.05m x 1.47m)

Lounge 19'9 x 11'8 (6.02m x 3.56m)

Breakfasting Kitchen 20'2 x 8'10 (6.15m x 2.69m)

Office 18'8 x 7'10 (5.69m x 2.39m)

First Floor Landing

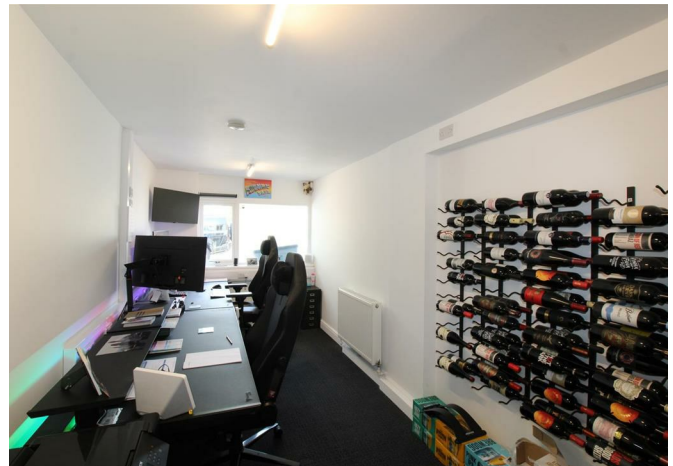
Bedroom 1 11'8 x 10'0 (3.56m x 3.05m)

Bedroom 2 11'8 x 9'8 (3.56m x 2.95m)

Bedroom 3 13'2 x 7'6 (4.01m x 2.29m)

Bathroom/WC 14'8 x 7'4 (4.47m x 2.24m)

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





Newcastle City Council 0191 2787878

Energy Performance: TBC

Council Tax Band: A

Distance from West Denton Primary School: 1.3 miles

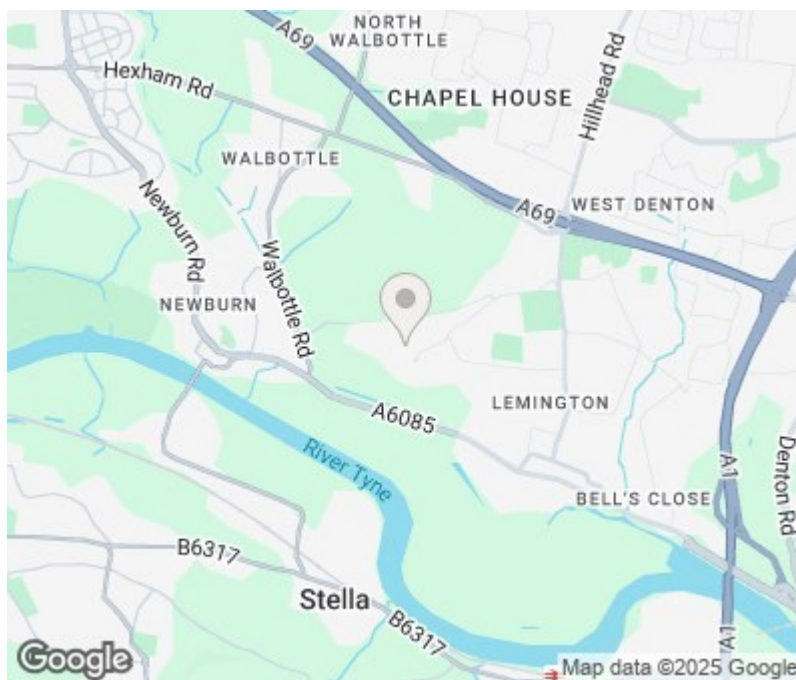
Distance from Newcastle Central Station: 6 miles

Distance from Newcastle Airport: 3 miles

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