



2



1



1

- 2 Bedroom Semi Detached House
- Large Modern Bathroom
- Cul-de-Sac Location
- EPC TBC | Council Tax Band A
- Originally a 3 Bedroom
- Driveway
- Immaculately Presented

- Spacious Modern Kitchen
- Enclosed Rear Garden
- Nearby Shops & Bus Routes

2 bedroom semi detached house situated within a cul-de-sac in North Fenham. Benefitting from gas central heating and sealed unit double glazed windows. Originally a 3 bedroom the current layout briefly comprising of an entrance hallway with stairs to the first floor, Lounge with box bay window, feature fireplace with an electric fire, coving to ceiling and wall lights. The re-fitted kitchen has a range wall and base units with rolltop work surfaces, tiled splash back, integrated appliances include a fridge/freezer, electric oven, gas hob with and extractor over, laminate flooring, spotlights to ceiling, French doors to the rear garden. To the first floor there are two bedrooms and a modern fitted bathroom comprising of a free standing rolltop bath, shower cubicle with a mains shower, panelled splash back, low level w/c, vanity unit with wash hand basin, tiled flooring, wall mounted combi boiler.

Externally there is a gravelled driveway to the front accessed via a wooden gate, to the rear there is an enclosed garden with lawn and paved areas, there is also a shed and a storage area which is plumbed for an automatic washing machine.

Coldingham Gardens is just off Druridge Drive, conveniently situated for local amenities and with good road and public transport links into the city and other surrounding areas. There is also good access to the A1 and Newcastle International Airport.

Entrance Hallway

Lounge

Kitchen

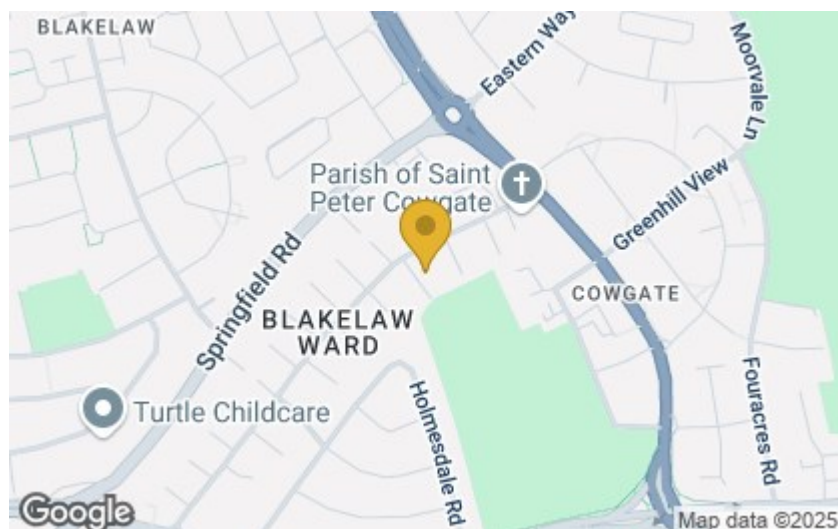
Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom



Energy Performance: TBC

Council Tax Band: A

Distance from English Martyrs Primary School: 0.6 miles

Distance from Kingston Park Metro: 1.9 miles

Distance from Central Train Station: 3.6 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.