



- 3 Bed Semi Detached House
- Separate Dining Room
- Off Street Parking
- Council Tax Band: A

- Presented and Appointed to a High Standard
- 25' Dual Aspect Lounge
- 18' Galley Kitchen
- Refurbished Shower/WC
- Landscaped Front & Rear Gardens
- Sought After Location

A beautifully presented and appointed 2 bedroomed semi detached house, within this sought after residential area. Occupied by the same family for 68 years and updated and maintained to a particularly high standard, the Reception Hall leads to the 25' dual aspect Lounge, the focal point of which is an electric fire set within a feature stone surround. There is separate Dining Room and an 18' Galley Kitchen, well fitted with wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over, plumbing for a washer, roof light and doors to both the front and rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is fitted with a shelved storage cupboard, display shelving and bay to the front. Bedroom 2 has a range of fitted wardrobes and is to the rear. There is also a useful Box Room. The Shower/WC has been refurbished with a wc with concealed cistern, wash basin with storage under, shower cubicle with rainhead and hand held showers and fully tiled surrounds and a cupboard housing a combi boiler.

Externally, the Front Garden has a resin driveway and path with well stocked bed housing a range of well tended shrubs. The landscaped Rear Garden has been paved with beds housing a variety of plants. There is also a Shed and a Summer House.

Nidsdale Avenue is a pleasant cul-de-sac, well placed for local amenities, including shops, schools and road and public transport links, including the Metro system, for ease of access throughout Tyneside.

Reception Hall 8'6 x 4'2 (2.59m x 1.27m)

Lounge 11'5 (max) x 25'6 (into bay) (3.48m (max) x 7.77m (into bay))

Dining Room 10'2 x 10'2 (3.10m x 3.10m)

Kitchen 18'2 x 4'2 (5.54m x 1.27m)

First Floor Landing

Bedroom 1 11'6 (max) x 12'6 (into bay) (3.51m (max) x 3.84m (into bay))

Bedroom 2 11'6 x 9'7 (3.51m x 2.92m)

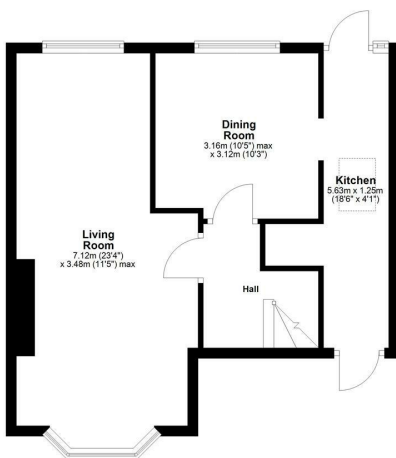
Box Room 7'2 x 6'0 (2.18m x 1.83m)

Shower/WC 7'2 x 6'7 (2.18m x 2.01m)



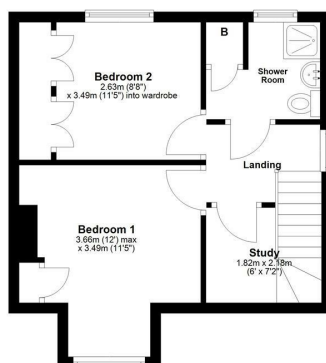
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

Energy Performance: D
Council Tax Band: A
Distance from School:
Distance from Metro:
Distance from Village Centre:

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.