



- 3 Bed Semi Detached House
- 22' Dual Aspect Lounge/Dining Room with French Doors
- Bathroom/WC with Shower
- A Great Family House
- Sought After Residential Location
- Dining/Breakfast Room with Bay
- Attached Garage
- Scope for Cosmetic Updating
- Fitted Kitchen
- Front & Rear Gardens

An appealing 3 bedroomed semi detached house, in an excellent location within this sought after residential area. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating and a fabulous opportunity to create a superb family home to the successful purchasers' own taste and requirements. The Entrance Porch leads to the Reception Hall, which is open to the 22' dual aspect Lounge/Dining Room, with electric fire within an attractive Adam style surround, bay to the front and French doors opening to the rear garden. There is a separate Dining/Breakfast Room with bay to the rear and a Kitchen, fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has wall to wall wardrobes with storage cupboards over and a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over, folding shower screen, tiled surrounds and shelf storage cupboard. There is also an attached garage.

Externally, the Front and Side Gardens are lawned, with a range of plants and shrubs and a hedge, with a driveway to the garage to the side. The Rear Garden is lawned, with a fence surround.

Warwick Hall Walk is ideally located within this long established residential area, with local pub and good access to schools and other amenities. There is also easy access to the A1058 Coast Road, with good road and public transport links to the coast and into the city.

Entrance Porch 7'10 x 4'0 (2.39m x 1.22m)

Reception Hall 11'8 x 7'8 (max) (3.56m x 2.34m (max))

Lounge/Dining Room 22'8 (into bay) x 12'5 (max) (6.91m (into bay) x 3.78m (max))

Dining/Breakfast Room 11'3 x 12'8(into bay) (3.43m x 3.86m(into bay))

Kitchen 10'0 x 13'3 (max) (3.05m x 4.04m (max))

First Floor Landing

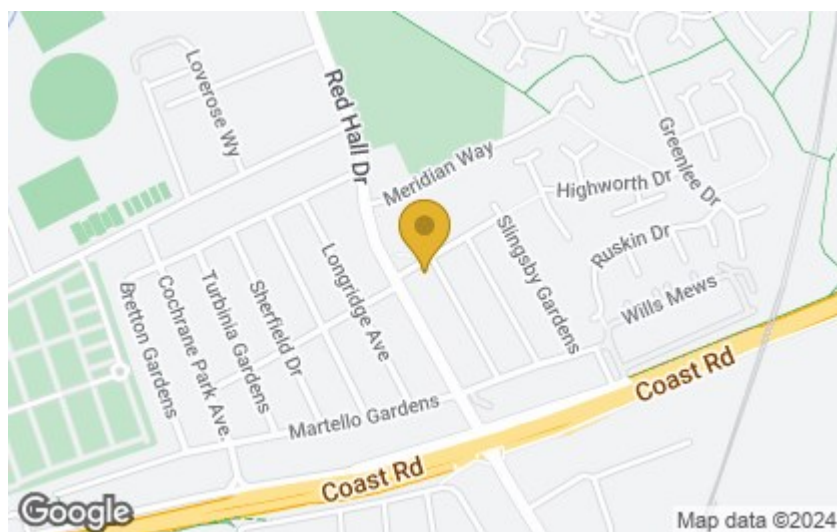
Bedroom 1 11'2 (max to back of 'robes) x 13'8 (into bay) (3.40m (max to back of 'robes) x 4.17m (into bay))

Bedroom 2 12'6 x 8'8 (3.81m x 2.64m)

Bedroom 3 8'9 x 7'9 (2.67m x 2.36m)

Bathroom/WC 7'4 x 6'8 (2.24m x 2.03m)

Garage 15'8 x 8'3 (4.78m x 2.51m)



Newcastle City Council 0191 2787878

Energy Performance: D

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.