



- 3 Bedroomed Semi Detached House
- Lounge with Bay
- Bathroom/WC with Shower
- Great Opportunity

- Extended Family Accommodation
- 19' Dining Room with French Doors
- Garage

- Scope for Updating & Improvement
- Breakfasting Kitchen
- Front, Side & Rear Gardens

A fabulous opportunity to purchase a 3 bedroomed semi detached house, on a corner plot, within a sought after residential area. In need of updating, this property is ideal for the purchaser looking to create a lovely family home to their own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall and on to the Lounge, with bay to the front. There is an 19' Dining Room with feature archway and French doors to the rear garden. The spacious Breakfasting Kitchen has a range of wall and base units, sink unit and breakfast area with shelved pantry and door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear and has a range of fitted wardrobes and storage cupboards over. Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with electric shower over, screen, fully tiled walls, chrome towel warmer and cupboard housing the combi boiler. There is also a 23' Garage with up and over door, electric light and power points.

Externally, this property occupies a generous corner plot, with a gravelled Front Garden with path to the front door. The Side and Rear Gardens are lawned and ideal for family use. A double width driveway leads to the garage.

Situated within a desirable residential area, this property is conveniently situated for the Freeman Hospital along with other amenities including Paddy Freemans and Jesmond Dene. There is good access to schools and excellent bus and road links into the city and other surrounding areas.

Entrance Porch 6'1 x 3'10 (1.85m x 1.17m)

Reception Hall 16'2 x 7'2 (4.93m x 2.18m)

Lounge 13'0 x 14'0 (into bay) (3.96m x 4.27m (into bay))

Dining Room 19'6 x 11'8 (max) (5.94m x 3.56m (max))

Breakfasting Kitchen 15'6 x 7'4 (4.72m x 2.24m)

First Floor Landing

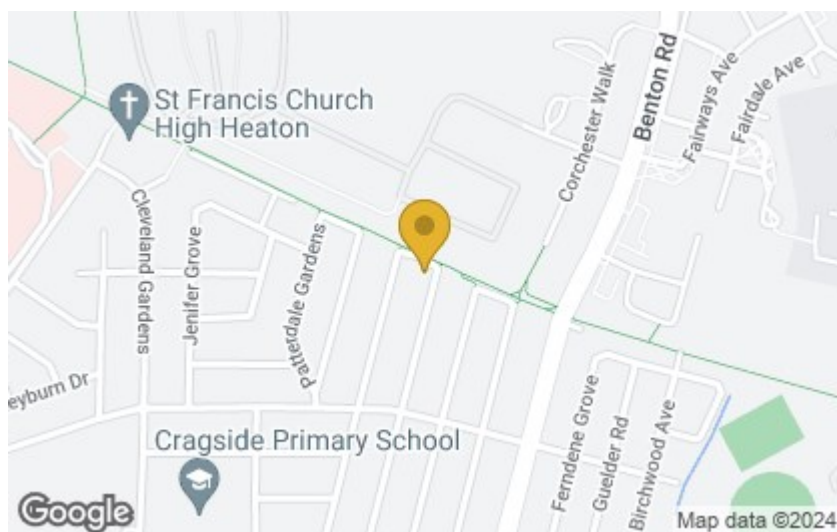
Bedroom 1 11'10 x 15'0 (into bay) (3.61m x 4.57m (into bay))

Bedroom 2 11'10 x 11'2 (3.61m x 3.40m)

Bedroom 3 8'6 x 8'5 (2.59m x 2.57m)

Bathroom/WC 8'6 x 7'6 (2.59m x 2.29m)

Garage 23'6 x 9'2 (7.16m x 2.79m)



Newcastle City Council 0191 2787878

Energy Performance: TBC

Council Tax Band: C

Distance from Benton Park Primary School: 0.2 miles

Distance from Cragside Primary School: 0.2 miles

Distance from St Marys Catholic School: 0.5 miles:

1,076 Sq Ft

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.