



- 3 Bed Mid Terraced House
- Well Presented and Decorated
- Open Plan Lounge
- Breakfasting Kitchen with French Doors
- Bathroom/WC with Shower
- Block Paved Front Garden/Driveway
- Landscaped Rear Garden
- Pleasant Residential Estate
- Gas CH and SUDG
- Great First Purchase/Investment



This well presented 3 bedroomed mid terraced house is pleasantly situated within this pleasant residential estate. Well presented and decorated, the Entrance Hall, with dado rail, leads to the open plan Lounge, with bow window to the front. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven, microwave, 4 ring ceramic hob with extractor over, plumbing for a washer, tiled floor, cupboard housing the combi boiler and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the rear. Bedroom 2 is to the front, whilst Bedroom 3, which has a shelved storage cupboard, is also to the front. The Bathroom/WC is fitted with a low level wc, wash basin with mirror with integral light over and storage under, panelled bath with rainhead and hand held showers over, screen, fully tiled walls and floor and a towel warmer.

Externally, the Front Garden is block paved providing ample off street parking. The Rear Garden has been landscaped with decking, an artificial lawn, shed and fence surround.

Praetorian Drive is conveniently located for Wallsend's amenities, including shops, schools and pubs. The property is close to the Roman remains of Segedunum and is well placed for Wallsend Metro Station, for easy access into Newcastle, to the Coast and throughout Tyneside.

**Entrance Hall 4'8 x 3'6 (1.42m x 1.07m)**

**Open Plan Lounge 13'1 x 13'0 (3.99m x 3.96m)**

**Breakfasting Kitchen 13'0 x 8'3 (3.96m x 2.51m)**

**First Floor Landing**

**Bedroom 1 11'2 x 10'6 (3.40m x 3.20m)**

**Bedroom 2 10'4 x 8'0 (+dr recess) (3.15m x 2.44m (+dr recess))**

**Bedroom 3 9'2 x 6'6 (max) (2.79m x 1.98m (max))**

**Bathroom/WC 8'2 x 6'2 (2.49m x 1.88m)**



Newcastle City Council 0191 2787878  
 Energy Performance: D  
 Council Tax Band: A  
 Distance from Western Community Primary School: 0.4 miles  
 Distance from StAlban's Catholic Primary School: 0.8 miles

560 Sq Ft.

*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.