



- 4 Bed Semi Detached House
- Open Plan Lounge with Fireplace
- En Suite Shower & Family Bathroom
- An Ideal Family House

- Spacious, Extended, Family Accommodation
- Dining Room and Sun Room
- Attached Garage with Electric Door

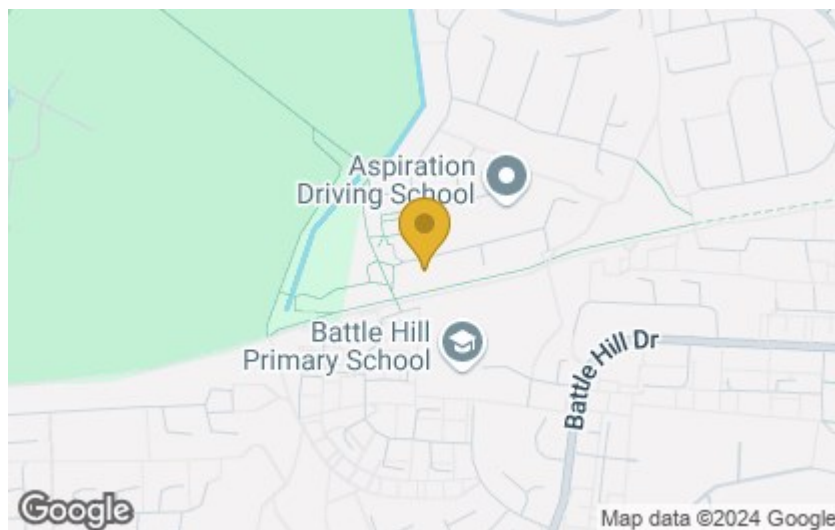
- Well Presented & Appointed
- Refitted 18' Kitchen
- Ample Parking and Delightful South Facing Rear Garden

A fabulous opportunity to purchase an extended 4 bedroomed semi detached house, in an excellent location within this sought after residential area. Updated and well presented, the Entrance Porch, with cloaks cupboard, leads to the Open Plan Lounge, the focal point of which is a lovely contemporary marble fireplace. There are also wall lights and an archway into the Dining Room, with patio doors opening to the Sun Room, with Velux roof lights, picture windows and French doors, overlooking and leading to the rear garden. The 18' Kitchen has been refitted with a comprehensive range of high gloss units with built in single fan oven with intergrated grill, microwave, 4 ring ceramic hob with extractor over, integral fridge, freezer, dishwasher and auto washer with matching doors and a door to the rear garden. Stairs lead from the lounge to the First Floor Landing, with linen cupboard. Bedroom 1 is to the front and has an En Suite Shower/WC, with low level wc, pedestal wash basin with mirror over, shower enclosure with electric shower unit and chrome towel warmer. Bedroom 2 is to the front, with Bedroom 3 having fitted wardrobes and to the rear, and Bedroom 4 to the front. The Bathroom/WC has a wc with concealed cistern, vanity unit with wash basin and mirror over, 'P' shaped bath with mains shower over, curved screen and chrome towel warmer. The 19' Garage is attached with electric roller shutter door and wall and base units.

Externally, the Front Garden is block paved with a driveway and border stocked with shrubs. The delightful South facing garden is private, with artificial lawn, decking, superb collection of plants and a cold water tap.

Canterbury Avenue is within Hadrian Park, close to Rising Sun Country Park and well placed for local schools and amenities. There are good public transport and road links, including the A1058 Coast Road to Newcastle and the Coast.

- Entrance Porch** 5'8 x 4'0 (1.73m x 1.22m)
- Open Plan Lounge** 18'10 x 12'10 (5.74m x 3.91m)
- Dining Room** 9'6 x 9'0 (2.90m x 2.74m)
- Sun Room** 9'10 x 9'10 (3.00m x 3.00m)
- Kitchen** 9'4 x 18'8 (max) (2.84m x 5.69m (max))
- First Floor Landing**
- Bedroom 1** 11'7 x 7'9 (5.21m x 2.36m)
- En Suite Shower/WC** 7'8 x 5'3 (2.34m x 1.60m)
- Bedroom 2** 11'9 x 9'0 (+dr recess) (3.58m x 2.74m (+dr recess))
- Bedroom 3** 8'8 x 8'8 (+dr recess) (2.64m x 2.64m (+dr recess))
- Bedroom 4** 8'8 x 8'0 (2.64m x 2.44m)
- Bathroom/WC** 7'6 x 5'6 (2.29m x 1.68m)
- Garage** 19'6 x 8'6 (5.94m x 2.59m)



Newcastle City Council 0191 2787878

Energy Performance: TBC

Council Tax Band: D

Distance from Battle Hill Primary School: 0.9 miles

Distance from Hadrian Park Primary School: 0.4 miles

Distance from Churchhill Community College: 0.5 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.