



- 3 Bed Semi Detached House
- Dining Room with Bay
- Spacious Family Bathroom with Shower
- A Fabulous Family House

- Extended & Well Presented Family Accommodation
- Breakfast Room
- Attached Garage

- Lounge with Patio Doors
- 'L' Shaped Kitchen
- South/West Facing Rear Garden

This extended 3 bedroomed semi detached house offers fabulous and deceptively spacious family accommodation, within this sought after residential area. With gas fired central heating and sealed unit double glazing, along with features such as deep coved ceilings, the Reception Hall leads to the Lounge, with coal effect real flame gas fire within an attractive fireplace and a bay with patio doors to the rear and open to the Dining Room, with living flame gas fire within an Adam style surround, book/display shelving to the recesses and bay to the front. The Breakfast Room has a storage/cloaks cupboard and is open to the 'L' shaped Kitchen, fitted with a good range of wall, base & display units, sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge with matching door, plumbing for a dishwasher and door to the rear garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front. Bedroom 2 has a bay to the rear. Bedroom 3 is to the front and has fitted wardrobes and its own Study, providing flexible accommodation. The Bathroom is also generous in size and fitted with his and hers wash basins with storage under, a freestanding double ended bath, shower cubicle with mains shower and half panelled walls. There is also a separate WC with low level wc and half panelled walls. The Garage is attached with an up and over door.

Externally, the Front Garden is lawned with hedge for privacy and driveway to the garage. The South/West facing Rear Garden has decking, a lawn and displays of plants and shrubs.

This property is conveniently situated on Red Hall Drive in Cochrane Park, a sought after area within High Heaton. Well placed for local amenities along with good public transport and road links, including the A1058 Coast Road, there is excellent access into the city, to the coast and other surrounding areas.

**Reception Hall 13'6 x 6'3 (4.11m x 1.91m)**

**Lounge 11'6 x 16'4 (into bay) (3.51m x 4.98m (into bay))**

**Dining Room 11'4 x 13'6 (into bay) (3.45m x 4.11m (into bay))**

**Breakfast Room 8'8 x 7'6 (2.64m x 2.29m)**

**Kitchen 17'9 x 12'7 (5.41m x 3.84m)**

**First Floor Landing**

**Bedroom 1 13'3 x 11'8 (4.04m x 3.56m)**

**Bedroom 2 13'0 x 11'10 (3.96m x 3.61m)**

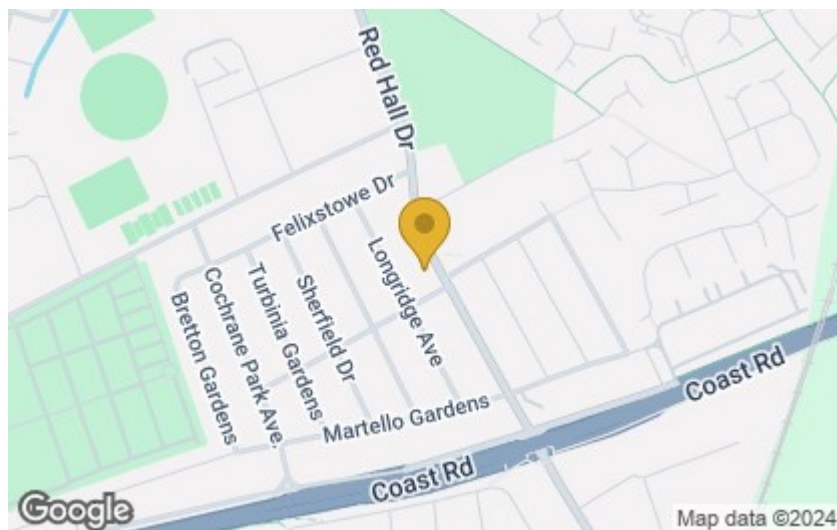
**Study 7'11 x 7'6 (2.41m x 2.29m)**

**Bedroom 3 14'2 x 7'6 (4.32m x 2.29m)**

**Bathroom 12'9 x 6'9 (3.89m x 2.06m)**

**WC 4'2 x 2'9 (1.27m x 0.84m)**

**Garage 16'6 x 7'8 (5.03m x 2.34m)**



Newcastle City Council 0191 2787878

Energy Performance: TBC Current D Potential C

Council Tax Band: C

Distance from Benton Park Primary School: 0.55 miles

Distance from Ravenswood Primary School: 0.56 miles

Distance from Benton School: 0.6 miles

1399 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.