



- 3 Bed End Terraced House
- Kitchen/Diner with French Doors
- Pleasant Aspect to the Rear
- Ideal First Purchase/Family Home

- Much Improved & Well Presented
- Refurbished Bathroom/WC
- Gas & SUDG

- Open Plan Lounge
- Front & Rear Garden; Garage
- Sought After Location

A much improved and very well presented 3 bedroomed end terraced house, in an excellent location within this sought after estate, with pleasant aspect to the rear. With gas central heating and sealed unit double glazing, the Entrance Porch leads to the open plan Lounge, with electric stove within a recessed fireplace with rustic wood mantle shelf over and display shelving to the recess. The Kitchen/Diner has been refitted with a range of wall and base units incorporating a breakfast bar, sink unit, split level oven, 4 ring ceramic hob with extractor over, plumbing for a washer and French doors opening to the rear garden. Stairs lead from the lounge to the First Floor Landing, with cupboard housing the combi boiler. Bedroom 1 is to the front and has a range of fitted wardrobes. Bedroom 2 has a pleasant open aspect to the rear and Bedroom 3 has a built in wardrobe and is to the front. The Bathroom/WC has been refurbished with a wc with concealed cistern, wash basin with storage under, inset double ended bath with central mixer tap, rainhead and hand held showers and a screen, fully tiled walls and floor, mirror and a chrome towel warmer. There is a Garage in a separate block.

Externally, the Front Garden is gravelled with path to the front door. The Rear Garden has an artificial lawn with fence surround and gate to the rear.

Canterbury Avenue is pleasantly situated with good access to local schools and other amenities including Rising Sun Country Park. There is good access to the A1058 Coast Road, along with other road and public transport links to the coast, into the city and other surrounding areas.

Entrance Porch 4'3 x 3'6 (1.30m x 1.07m)

Lounge 13'3 x 16'0 (into bay) (4.04m x 4.88m (into bay))

Kitchen/Dining Room 16'0 x 11'0 (4.88m x 3.35m)

First Floor Landing

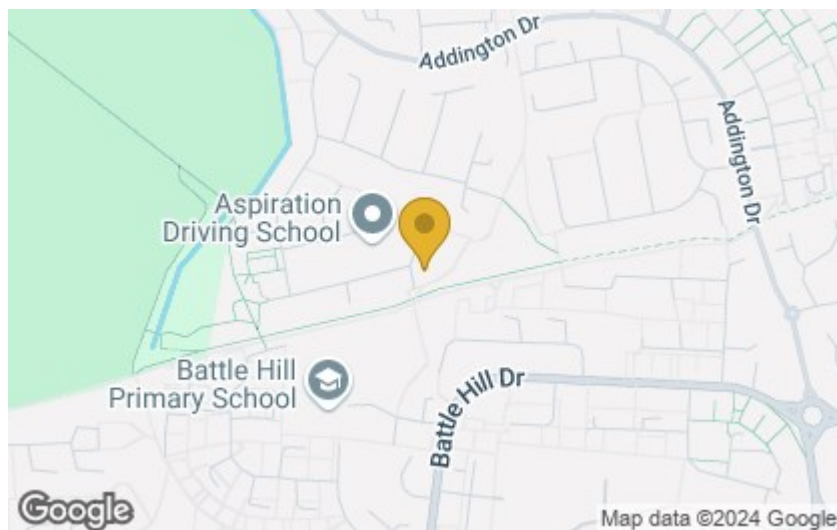
Bedroom 1 9'0 x 12'4 (max) (2.74m x 3.76m (max))

Bedroom 2 12'3 x 9'5 (3.73m x 2.87m)

Bedroom 3 7'10 x 6'9 (2.39m x 2.06m)

Bathroom/WC 6'0 x 5'10 (1.83m x 1.78m)

Garage



Newcastle Council 0191 2787878

Energy Performance: TBC

Council Tax Band: B

Distance from Hadrian Park Primary School: 0.35 mile

Distance from Battlehill Primary School: 0.1 mile

Distance from Churchill Community College: 0.5 miles

765 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.