



- 3 Bed Semi Detached House
- Lounge with Fireplace and Bay
- 'L' Shaped Breakfasting Kitchen
- Front and Rear Gardens

- Sought After Residential Area
- Dining Room with French Doors
- Bathroom/WC with Separate Shower

- Scope for Some Cosmetic Updating
- Conservatory
- Attached Garage

This 3 bedroomed semi detached house is pleasantly situated within this sought after residential area. Well presented, there is scope for some cosmetic updating to create a superb family home, to the purchasers 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, and the focal point of which is a coal effect real flame gas fire within a contemporary surround. Double doors lead to the Dining Room, with French doors opening to the Conservatory, overlooking and with doors to the rear garden. The 'L' shaped Kitchen is fitted with wall and base units, sink unit and a slot in gas cooker with extractor over. The Rear Hall has a door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the boarded and lined loft, via a retractable ladder. Bedroom 1 has a range of fitted wardrobes, double bed, dressing table and bay to the front. Bedroom 2 is to the rear and has wall to wall wardrobes, one of which incorporates the combi boiler. Bedroom 3 is to the front and has a fitted storage cupboard. The Bathroom/WC has a wc with concealed cistern, wash basin with storage under and mirror over, panelled bath and shower quadrant with mains shower, fully tiled walls and chrome towel warmer. The Garage is attached with a roller shutter door, work bench and storage cupboard.

Externally, the Front Garden is lawned with rockery and block paved driveway. The Rear Garden has decking, lawn, greenhouse and well stocked borders with a range of plants and shrubs.

Cochrane Park is a well established residential area, with good access to local schools and amenities. Conveniently situated for the A1058 Coast Road, there are good road and public transport links into the city, to the coast and other surrounding areas.

**Entrance Hall 6'3 x 3'8 (1.91m x 1.12m)**

**Reception Hall 14'0 x 6'0 (max) (4.27m x 1.83m (max))**

**Lounge 12'0 x 15'9 (into bay) (3.66m x 4.80m (into bay))**

**Dining Room 12'2 x 10'10 (3.71m x 3.30m)**

**Conservatory 9'8 x 9'3 (2.95m x 2.82m)**

**Breakfasting Kitchen 11'3 x 13'2 (max) (3.43m x 4.01m (max))**

**Rear Hall 8'10 x 3'5 (2.69m x 1.04m)**

**First Floor Landing**

**Bedroom 1 10'6 x 16'9 (into bay) (3.20m x 5.11m (into bay))**

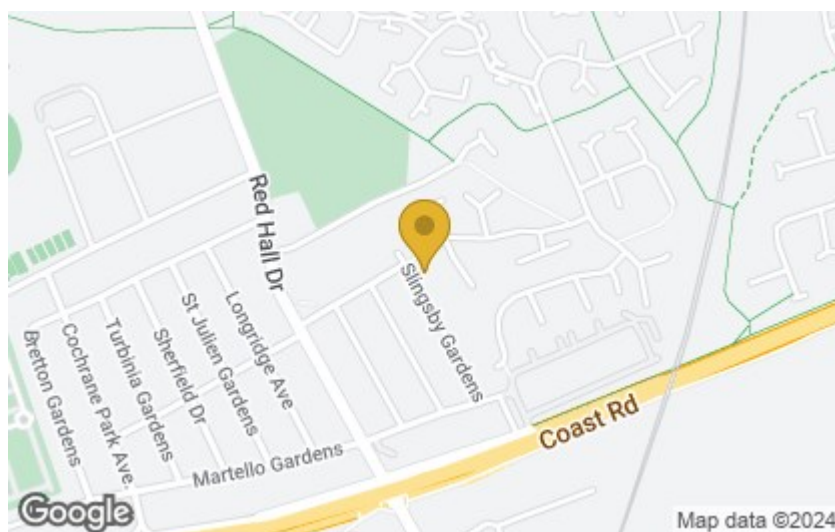
**Bedroom 2 10'4 x 11'0 (max to back of 'robes) (3.15m x 3.35m (max to back of 'robes))**

**Bedroom 3 7'6 x 10'3 (max) (2.29m x 3.12m (max))**

**Bathroom/WC 7'8 x 7'6 (2.34m x 2.29m)**

**Loft 15'2 x 12'3 (4.62m x 3.73m)**

**Garage 16'2 x 8'8 (4.93m x 2.64m)**



Newcastle City Council 0191 2787878

Energy Performance: TBC

Council Tax Band: C

Distance from Ravenswood Primary School: 0.6 miles

Distance from Jesmond Park Academy: 0.6 miles

Distance from Newcastle International Airport: 7.4 miles

Superfast Broadband

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.