



2



1



2

- 2 Bed Semi Detached House
- Lounge with Contemporary Fire & Bay
- Attached Garage
- Sought After Residential Area
- Well Presented & Appointed
- Dining Kitchen with French Door
- Gardens and Parking
- Cloakroom/WC
- Bathroom/WC with Separate Shower
- Gas CH & SUDG

A well presented and appointed 2 bedroomed semi detached house, pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall has a Cloakroom/WC with low level wc. The focal point of the Lounge is a wall mounted contemporary electric fire and there is also a deep coved ceiling and bay to the front. The Dining Kitchen has a pleasant dining area with polished wood floor and French door to the rear garden. The Kitchen area is fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, combi boiler and polished tiled floor. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a picture rail, built in storage cupboard and bay with distant views to the front. Bedroom 2 is to the front and also has a picture rail and spacious storage cupboard. The Bathroom, WC is fitted with a low level wc, pedestal wash basin, double ended bath with central mixer tap and electric shower over, shower enclosure with mains shower unit and fully tiled walls and floor. There is also an attached Garage with up and over door.

Externally, the Front Garden is partly laid to shale with wide block paved driveway. The private Rear Garden has decking, a lawn and mature shrubs.

Lanthwaite Road is situated in a long established residential area, conveniently situated for amenities and with good road and public transport links to the MetroCentre and into Newcastle.

Reception Hall 14'5 x 6'0 (4.39m x 1.83m)

Cloakroom/WC 6'7 x 2'4 (2.01m x 0.71m)

Lounge 11'6 x 14'9 (into bay) (3.51m x 4.50m (into bay))

Dining/Kitchen 18'0 x 12'0 (max) (5.49m x 3.66m (max))

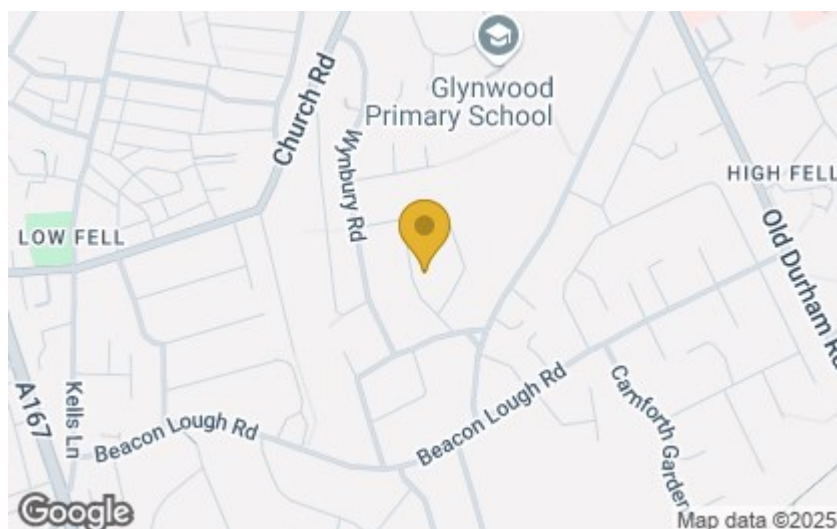
First Floor Landing

Bathroom/WC 9'3 x 6'8 (2.82m x 2.03m)

Bedroom 1 13'4 x 13'8 (into bay) (4.06m x 4.17m (into bay))

Bedroom 2 11'2 x 9'10 (3.40m x 3.00m)

Garage



EPC Rating: C

Council Tax Band: B

Distance from Glynwood Primary School: 0.2 miles

Distance from The Cedars Academy: 0.4 miles

Distance from Kells Lane Primary: 0.6 miles

Distance from St Peter's Catholic Primary: 0.6 miles

Distance from Heworth Metro Station: 1.8 miles

Distance from Newcastle Central Station: 2.6 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.