



3



1



2

- Semi Detached House
- Kitchen
- Bathroom
- Council Tax Band C / EPC Rating D

- 3 Bedrooms
- Utility Room
- Entrance Porch

- Lounge / Dining Room
- Cloaks WC
- Garage



A well presented 3 bedroom semi detached house offering well proportioned family accommodation and situated on a quite residential road. The Entrance porch opens to the welcoming reception hall with stairs to first floor landing. From the hall, door to the Lounge/Dining Room. The focal point of the Lounge is the wood burning stove and large bay window to the front. The Lounge opens to the dining/sitting area with double doors to the rear garden. From the Dining area door to the the Kitchen fitted with a range of wall and base units with solid wood worktops, Belfast sink unit, electric oven and gas hob, with extractor over. The Utility Room is fitted with a range of units, sink unit, plumbing for washer and space for dryer. Doors lead to rear garden, Garage and the Cloakroom WC. Stairs from the hall to the First Floor Landing. Bedroom 1 has bay window to the front and loft access hatch. Bedroom 2 is also a double and to the rear with Bedroom 3 to the front. The Bathroom/WC is fitted with a low level wc, wash basin and paneled bath with shower over.

Externally, to the Front is a spacious driveway. The Rear Garden has a wonderful raised deck area, lawn and collection of plants and shrubs.

The property is ideally located just a short drive to Forest Hall High Street which offers a range of amenities. The Killingworth Shopping Centre, White Swan Centre and The Lakeside Centre are all close-by along with both Killingworth Boating Lake with its bridleways and Lakeside Park offering idyllic settings. The property is close to a bus route and metro station with links to Newcastle City Centre.

*\*Please see Floor Plan on Page 4 for room sizes.*







Newcastle City Council: 0191 2787878

EPC: D

Council Tax Band: C

Ivy Road Primary School: 0.3M

Forest Hall Primary School: 0.6m

St Mary's Catholic School: 0.7m

Benton Drive School: 0.7m

Newcastle Central Station: 4.2m

2024  
WINNERS

ESTAS

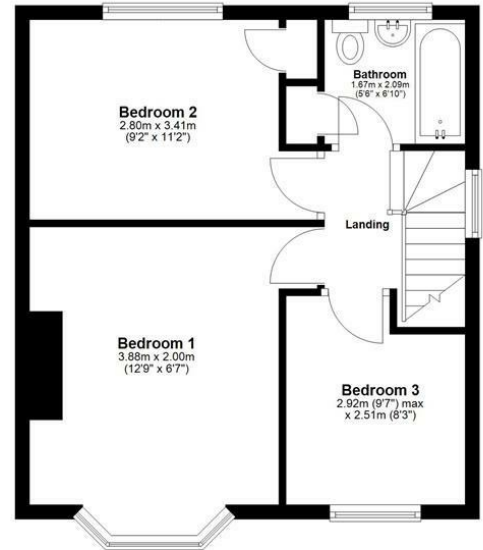
Verified reviews from our clients



## Ground Floor



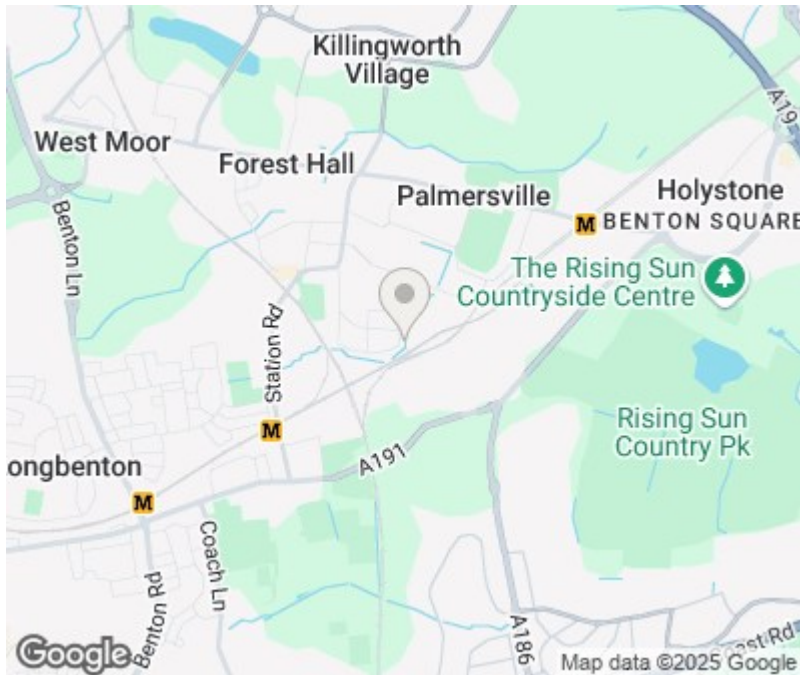
## First Floor



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.