

4



2



2

- 4 Bed Semi Detached House
- Lounge with Bay
- Bathroom/WC & Shower/WC
- A Wonderful Family House

- Extended & Spacious Family Accommodation
- Fabulous 27' Multi-Functional Kitchen/Dining/Family Room
- Integral Garage; Parking for 3 Cars to the Front

- Open Aspect to Front over Cochrane Park Sports Ground
- Cloaks/WC
- South Facing Rear Garden

A fabulous extended 4 bedroomed semi detached house, in a wonderful location overlooking Cochrane Park Sports Ground. With gas fired central heating and sealed unit double glazing, the Reception Hall has oak flooring and leads to the Lounge, with recessed fireplace and bay to the front. The 27' Open Plan Multi-functional Kitchen/Dining/Family Room has a well fitted kitchen area with a range of contrasting wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over, integral dishwasher with matching door and island with breakfast bar. There is an oak floor and 2 sets of French doors opening to the rear garden. An inner hall leads to the Cloakroom/WC, with low level wc and wall mounted wash basin with storage under. Stairs lead from the hall to the First Floor Landing, with storage cupboard. Bedroom 1 has wall to wall wardrobes and a bay with lovely open aspect over the sports ground to the front. Bedroom 2 also has wall to wall wardrobes and is to the rear. Bedrooms 3 and 4 both enjoy great views over the sports ground. The Bathroom/WC has been refurbished with a wc with concealed cistern, wash basin with storage under and mirror over, double ended bath with central mixer tap and hand held shower, fully tiled walls and floor, chrome towel warmer and cupboard housing the combi boiler. The Shower Room/WC has a low level wc, wash basin with storage under and shower enclosure with rainhead and hand held showers, tiled floor and chrome towel warmer. There is also an Integral Garage with electric roller shutter door.

Externally, there is a block paved Front Garden & driveway with off street parking for 3 cars. The South facing Rear Garden has a patio, artificial lawn, cold water tap and fence surround.

Etherstone Avenue is ideally located for local schools and other amenities, with good access to the Coast Road, as well as public transport and other road links, into the city, to the coast and throughout Tyneside.

Reception Hall 15'4 x 6'4 (4.67m x 1.93m)

Lounge 12'5 x 14'3 (into bay) (3.78m x 4.34m (into bay))

Open Plan Kitchen/Dining/Family Room 27'0 x 22'2 (8.23m x 6.76m)

Rear Hall

Cloakroom/WC 3'10 x 2'10 (1.17m x 0.86m)

First Floor Landing

Bedroom 1 11'3 (to back of 'robes) v 14'8 (into bay) (3.43m (to back of 'robes) v 4.47m (into bay))

Bedroom 2 12'3 x 11'2 (to back of 'robes) (3.73m x 3.40m (to back of 'robes))

Bedroom 3 11'4 x 7'2 (3.45m x 2.18m)

Bedroom 4 8'2 x 7'6 (2.49m x 2.29m)

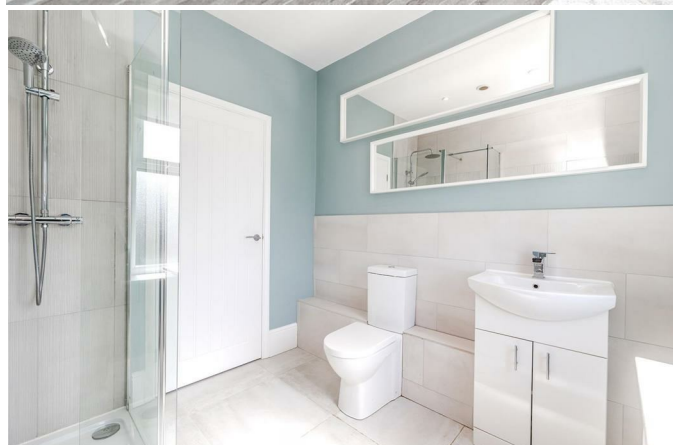
Bathroom/WC 8'4 x 7'3 (2.54m x 2.21m)

Shower/WC 8'6 x 7'0 (2.59m x 2.13m)

Integral Garage 12'6 x 7'3 (3.81m x 2.21m)

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





Newcastle City Council: 0191 2787878

EPC Rating: C

Council Tax Band: C

Ravenswood Primary School: 0.7m

Jesmond Park Academy: 1.2m

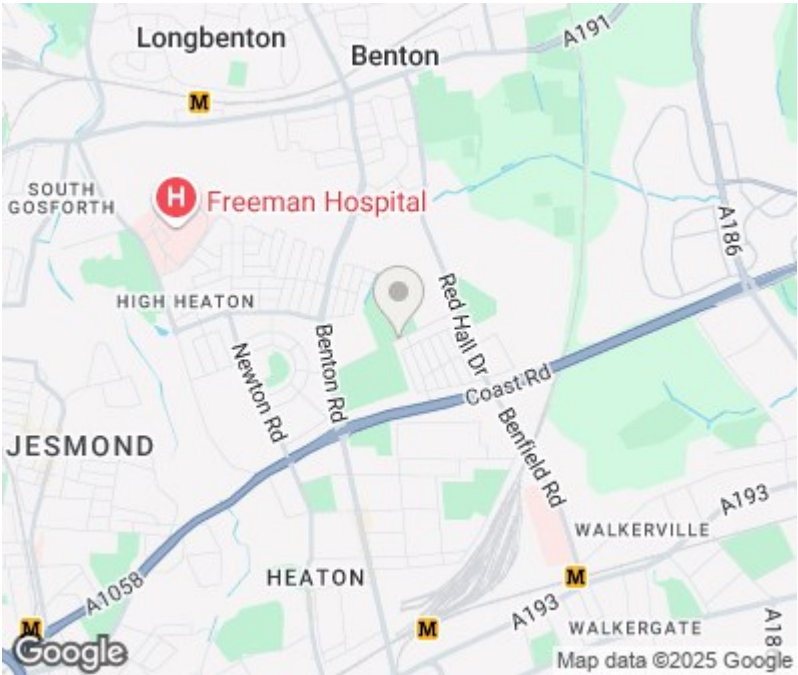
Newcastle Central Railway Station: 3.5m

Newcastle International Airport: 8.1m

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