



19 St. Aidans Park, Fourstones, NE47 5EB
Asking Price of £325,000

Andrew Coulson
You'll feel more at home with us

External appearances are somewhat deceiving of this superb detached family home as an internal inspection will reveal a five bedroom property, a home office and a very spacious dining kitchen with a conservatory off and a separate living room. The principal bedroom has en-suite facilities and there is a further shower room and family bathroom. Ideal for family use the property is conveniently located for easy access to the A69 and therefore commuting to Newcastle. Externally there are gardens to the front and rear and ample private parking.

- **Superb Detached Family Home**

- **Five Bedrooms**

- **Principal Bedroom with En-Suite**

- **Further Shower Room and Family Bathroom**

- **Gardens & Ample Private Parking**

- **Current EPC Rating D**

Asking Price of £325,000



THE PROPERTY

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BRIEFLY COMPRISING;

GROUND FLOOR

ENTRANCE LOBBY

Solid front door.

CLOAKROOM

Pedestal wash hand basin and low level WC.

HALLWAY

Staircase to first floor, oak flooring.

FAMILY ROOM

12' 4" x 9' 1" (3.76m x 2.77m max)
Bay window to the side. Cornice ceiling.

LIVING ROOM

20' 7" x 13' 1" (6.27m x 3.98m)
Feature stone fireplace with hearth incorporating an open fire. Cornice ceiling and a sliding patio door to the gardens.

UTILITY ROOM

7' 6" x 8' 3" (2.28m x 2.51m)
Fitted wall and floor units with worktops incorporating a large stainless steel sink with mixer tap over. Tiled splash backs, plumbing for washing machine and oil-fired boiler.

INNER CORRIDOR

Leading to:

DINING KITCHEN

22' 8" x 9' 3" (6.90m x 2.82m)
A spacious kitchen with a large dining area. Fitted wall and floor units with worktops incorporating a one and a half stainless steel sink with single drainer and mixer tap over. Integrated dishwasher, electric cooker point/recess with extractor hood above. Oak flooring throughout and large pantry cupboard. Open plan with:

CONSERVATORY

18' 2" x 8' 8" (5.53m x 2.64m)
Overlooking the gardens and enjoying a westerly aspect. Double doors onto the patio. Matching oak flooring.

FIRST FLOOR

LANDING

With access hatch and Slingsby ladder to the roof space. (In a clockwise direction:)

BEDROOM TWO

13' 11" x 9' 6" (4.24m x 2.89m)
Built-in cupboards. Overlooking the front garden.

BEDROM THREE

11' 1" x 8' 11" (3.38m x 2.72m max overall)
With open vaulted ceiling.

SHOWER ROOM

Large walk-in shower unit, wash hand basin with cupboard under, low level WC, splash boarding to walls and chrome heated towel rail.

BEDROOM FOUR

11' 2" x 9' 0" (3.40m x 2.74m max overall)
With pleasant open views to the rear.

BEDROOM FIVE

10' 2" x 10' 0" (3.10m x 3.05m max overall)
With pleasant open views to the rear.

STUDY

10' 10" x 6' 6" (3.30m x 1.98m plus door recess)
A possible sixth bedroom, if required.

BATHROOM

Large and deep panelled bath with shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail and shaver point.

BEDROOM ONE

13' 11" x 8' 11" (4.24m x 2.72m to wardrobe fronts)
Range of fitted wardrobes. Overlooks the front gardens.

EN-SUITE SHOWER ROOM

Double shower unit, wash hand basin with cupboard under, low level WC, fitted mirror, splash boarding to walls and heated towel rail.

EXTERNALLY

COVERED CAR PORT

With additional driveway parking to the front for several cars.

ENTRANCE PORTICO

GARDENS

To the front and rear are lawned areas, bushes, shrubs, flower beds, patio areas, raised beds and an outside tap.



SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating to radiators also supplying the domestic hot water.

TENURE

Freehold.

NOTES

All fitted carpets are included in the sale.

REFERRAL FEES

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Conveyancing where typically we can receive an average fee of £100.00 incl of VAT. Surveying services we can typically receive an average fee of £90.00 incl VAT. Mortgages and related products our average share of a commission from a broker is typically an average fee of £120.00 incl VAT, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early. Removal Services we can typically receive an average fee of £60 incl of VAT.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75



Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.



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