



## **The Pavilion, Swalwell**

**Beautifully appointed four-bedroom extended house with double garage for sale in a small development near to the Derwent Walk and riverside. The property has been extended to the rear and has good living space both upstairs and down and comprises, entrance door to porch, hall, shower room WC, lounge, breakfasting kitchen, dining room/family room. To the first floor there are four double bedrooms, two with ensuite shower rooms and a family bathroom. There is a double integrated garage with driveway parking for a number of cars and an enclosed rear garden which is not overlooked. The accommodation is well presented throughout and benefits from easy access to the A1, North and South, Newcastle, Gateshead and metro centre and other amenities close by. Early viewing is highly recommended.**

**£450,000**

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### ENTRANCE DOOR TO PORCH

### HALL

Central heating radiator, stairs to the first floor.



### LOUNGE

11' 6" x 26' 6" (3.51m x 8.08m)

Double glazed window, central heating radiator, TV point feature fireplace with electric fire.



### LOUNGE (ADDITIONAL PHOTO)





## KITCHEN

20' 5" x 11' 7" (6.22m x 3.53m)

Double glazed window, fitted high gloss kitchen units with integrated appliances and granite work surfaces, kitchen island, glass display cabinets, double electric oven five ring gas hob with extractor canopy, double sink unit with mixer plumbing for fridge/freezer, door to rear garden.



## KITCHEN (ADDITIONAL PHOTO)



## DINING ROOM

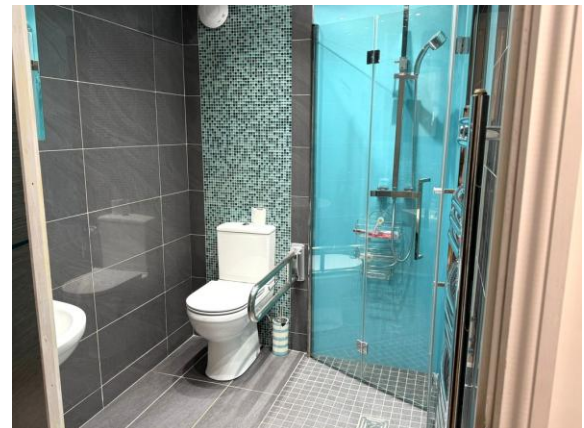
20' 5" x 11' 7" (6.22m x 3.53m)

Double glazed window, TV point, double doors to lounge.



## DOWNSTAIRS SHOWER ROOM

WC, sink unit, rain fall shower, heated towel rail, ceramic wall tiles, spotlights to ceiling.



### BEDROOM ONE

16' 8" x 11' 2" (5.08m x 3.4m)

Double glazed window, central heating radiator, fitted wardrobes to wall, TV point, double sockets, loft access, spotlights to ceiling.



### ENSUITE SHOWER ROOM (BEDROOM ONE)

Double glazed window, double shower cubicle with rain fall shower, vanity sink units and wall units, heated towel rail, ceramic wall tiles, spotlights to ceiling.



### BEDROOM TWO

12' 7" x 14' 1" (3.84m x 4.29m)

Double glazed bay window, fitted wardrobes to wall, double sockets, TV point,



### ENSUITE SHOWER ROOM (BEDROOM TWO)

Double glazed window, shower cubicle with rainfall shower, vanity sink unit, wall units, WC, spotlights to ceiling,



### **BEDROOM THREE**

11' 7" x 9' 4" (3.53m x 2.84m)

Double glazed bay window, central heating radiator, fitted wardrobes to wall.



### **BEDROOM FOUR**

10' 7" x 12' 9" (3.23m x 3.89m)

Double glazed window, central heating radiator, fitted wardrobes to wall.



### **FAMILY BATHROOM**

White bathroom suite, comprising bath with shower over bath and screen, WC, 2 x vanity sink unit, hair dryer, heated towel rail. TV to wall, spotlights to ceiling.



### **DOUBLE GARAGE**

Double garage integrated with plumbing for automatic washing machine, electric power.



## EXTERNALLY

Enclosed rear garden with lawn mature shrubs and shed, with access to both side of the house. Double driveway parking for cars.



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |