



## **The Pavilion, Swalwell**

**Beautifully presented four-bedroom detached house with enclosed southwest facing private garden.**

**The accommodation is well presented throughout and comprises, Entrance door to hallway, cloaks/WC lounge/dining room, kitchen, four bedrooms, master with ensuite shower room, family bathroom, front and rear gardens with side access, single garage, and driveway parking for cars.**

**The property is situated with excellent transport links to Newcastle, Gateshead and the A1 with schools' shops and local amenities close by.**

**£320,000**

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Early viewing is recommended.

## ENTRANCE DOOR TO HALLWAY

## STAIRS TO THE FIRST FLOOR, LANDING LEADING TO BEDROOMS AND BATHROOM.

### LOUNGE

26' 8" x 10' 8" (8.13m x 3.25m)

Double glazed bay window, laminate wood flooring, marble effect fireplace with electric fire, TV and Telephone point, central heating radiator, coving to ceiling and French doors to decked patio area and enclosed rear southwest facing garden.



### KITCHEN

Grey high gloss kitchen units with composite stonework surfaces, storage cupboard/cloaks, central heating radiator, sink unit with mixer tap, integrated appliances, AEG fan assisted electric oven, gas hob, with extractor canopy, LVT flooring, double glazed windows and door to garage.



## ADDITIONAL KITCHEN



## DOWNSTAIRS WC

Low level WC vanity sink unit, central heating radiator to wall, ceramic wall tiles and spotlights to ceiling.



## ADDITIONAL DOWNSTAIRS WC



## BEDROOM ONE

13' 8" x 14' 1" (4.17m x 4.29m)

Double glazed bay window, TV point, Central heating radiator, fitted wardrobes to wall.

Ensuite Shower room WC mains shower cubicle, vanity sink unit, Double glazed window, heated towel rail.





**BEDROOM ONE ADDITIONAL**



**ENSUITE**



**ADDITIONAL ENSUITE**



**BEDROOM TWO**

9' 4" x 10' 4" (2.84m x 3.15m)

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



**BEDROOM TWO ADDITIONAL**



**BEDROOM THREE**

11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window, central heating radiator.



**BEDROOM FOUR**

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window, central heating radiator.



**GARAGE**

Single garage up and over door, plumbing for automatic washing machine.

**EXTERNAL**

Rear enclosed south west facing private garden, with decked and paved patio areas, lawn and mature shrubs, side access to house for bins, water tap.  
Front garden has parking for cars and mature shrubs to borders.



**ADDITIONAL EXTERNAL**



**ADDITIONAL EXTERNAL**



**ADDITIONAL EXTERNAL**





**ADDITIONAL EXTERNAL**



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