



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.

Offers Over £300,000

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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.

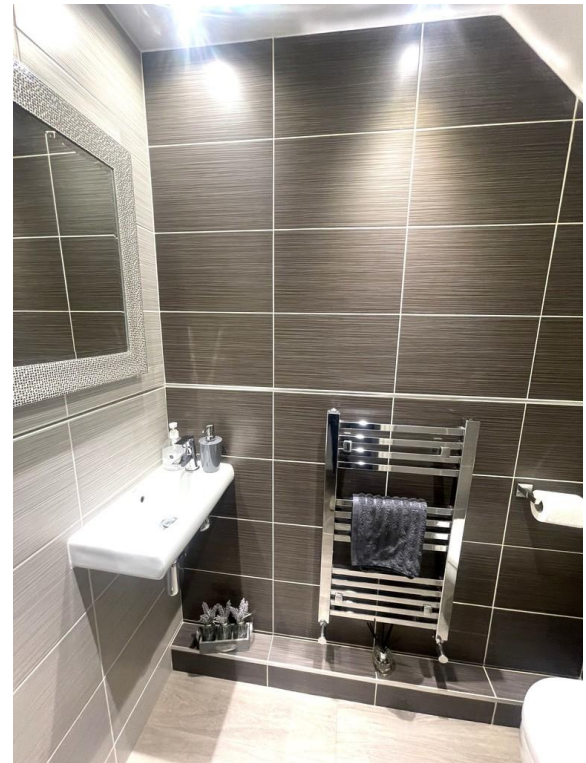


ADDITIONAL KITCHEN

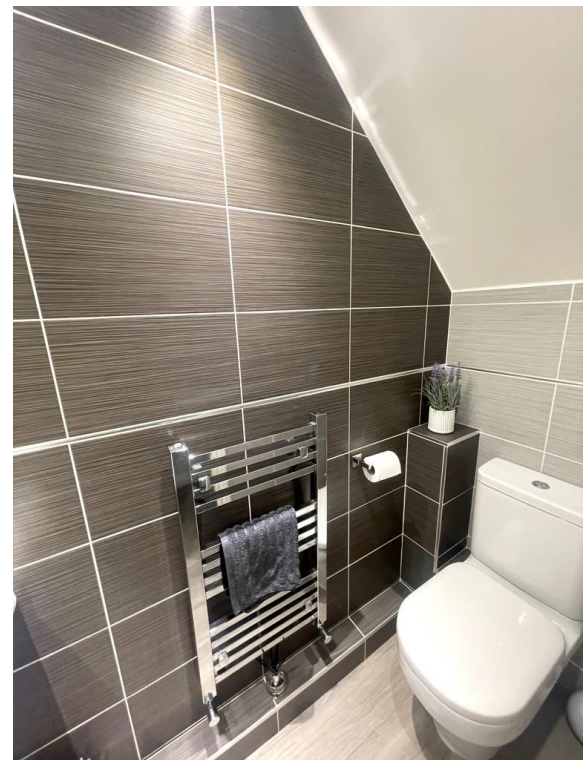


DOWNSTAIRS WC

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



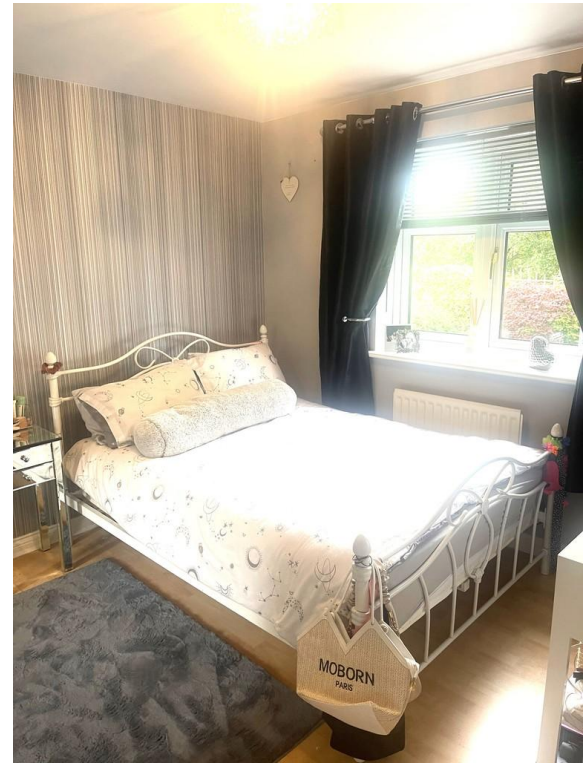
ADDITIONAL ENSUITE



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



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.

