



Coronation Road | North Walbottle | NE5 1PU

£265,000



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Semi detached house

Two bedrooms

Two reception rooms

Garage

Conservatory

Shower room/W.C

Enclosed rear garden

No onward chain

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Presenting a well-appointed two-bedroom semi-detached house for sale, located in a sought-after area with convenient access to public transport links, reputable nearby schools, and a range of local amenities. This property is an excellent choice for families seeking comfort and modern living in a desirable neighbourhood. The house offers no onward chain and comprises two spacious reception rooms, providing generous space for relaxation and entertaining guests. One of the reception rooms boasts direct access to the garden, perfect for enjoying outdoor activities or alfresco dining during warmer months. The kitchen is thoughtfully designed with functionality in mind and features direct access to the conservatory, creating an ideal space for family meals or enjoying peaceful mornings with an abundance of natural light. Both bedrooms are well-proportioned and benefit from fitted wardrobes, maximising storage space and ensuring a clutter-free environment. The accommodation also includes a single garage, providing secure off-street parking and additional storage. Situated in a fantastic location, this home is ideal for families, with close proximity to well-regarded schools and public transport offering easy commuting options. The array of local amenities ensures convenience for everyday needs. Combining practicality, comfort, and an enviable position, this semi-detached property represents an outstanding opportunity for families looking to establish themselves in a highly sought-after area. Viewing is highly recommended to fully appreciate the potential and features of this exceptional home.

#### Entrance Porch

Double glazed windows, central heating radiator and door leading to:-

#### Hall

Central heating radiator, storage cupboard and stairs up to the first floor.

#### Lounge 13' 9" Into alcove x 12' 0" Max (4.19m x 3.65m)

Two double glazed windows to the front, feature fireplace with inset heart and surround, television point, coving to ceiling, central heating radiator and picture rail.

#### Dining Room 18' 2" Max x 10' 0" Max (5.53m x 3.05m)

Coving to ceiling, two central heating radiators, feature fireplace and double glazed window and French doors leading to the rear garden.

#### Kitchen 11' 10" Max x 10' 6" Max (3.60m x 3.20m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over, eyelevel oven and grill

#### Conservatory

Double glazed windows and French doors leading to rear garden.

#### Cloakroom/W.C

Fitted with a low level W.C, wall mounted wash hand basin with splash back tiles, central heating radiator and a double glazed window.

#### Landing

Loft access and storage cupboard.

#### Shower Room/W.C

Fitted with four piece white bathroom suite comprising low level W.C with concealed cistern, vanity wash hand basin, bidet, shower cubicle, heated towel rail, wood flooring and a double glazed window.

Bedroom One 12' 0" Max x 9' 9" Plus wardrobes (3.65m x 2.97m)  
Double glazed window to the front, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two 11' 11" Max including units x 10' 0" Max including wardrobes (3.63m x 3.05m)

Double glazed window to the rear, central heating radiator, picture rail, fitted wardrobes and units.

#### Externally

##### Front Garden

Block paved drive providing off street parking and leading to the single garage.

##### Rear Garden

Enclosed garden with paved seating area and lawn.

Garage 19' 7" Max x 8' 10" Max (5.96m x 2.69m)

Door width 7' 5" Approx (2.26m)

Roller door, power, and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

EPC RATING: TBC

WD8314/15.08.2025/BW/EM/V.1

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