



West Avenue,

**£185,000**



**Reeds Rains**

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West Avenue, Westerhope, Newcastle Upon Tyne  
**£185,000**

A deceptively spacious family home situated on a corner site and at the heart of Westerhope Village. This lovely family home has been extended to offer ideal family accommodation and comprises to the ground floor: Entrance Porch, lounge/dining room and kitchen. To the first floor there are four bedrooms and a lovely bathroom/wc. Externally there is a double garage, block paved drive for several vehicles, front garden and rear garden. Security system . Viewing comes highly recommended to appreciate the accommodation on offer. EPC Grade D.

#### ENTRANCE PORCH

2.96m x 1.83m (9'9" x 6'0")

Double glazed windows and double glazed door, radiator, tile effect flooring and double glazed door leading to lounge.

#### LOUNGE AREA

6.37m x 4.20m (20'11" x 13'9")

Double glazed window to front, fire surround with fire inset, Karndene flooring, radiator and stairs to first floor.

#### DINING AREA

3.15m x 2.45m (10'4" x 8'0")

Double glazed window to rear, radiator and Karndene flooring.

#### KITCHEN

6.49m x 2.31m (21'4" x 7'7")

Two double glazed windows to rear, a range of base and wall units with contrasting work surfaces, integrated oven and 4 ring gas hob with extractor hood above, sink and drainer unit with mixer tap, breakfast bar, space for side

by side fridge/freezer, under unit heating vent, door to garage and double glazed door to rear garden.

#### FIRST FLOOR LANDING

Providing access to all rooms.

#### BEDROOM 1

3.52m x 6.21m (11'7" x 20'4")

Dual aspect room with double glazed windows to front and rear, exposed flooring and 2 radiators.

#### BEDROOM 2

3.42m x 2.80m (11'3" x 9'2")

Double glazed window, fitted wardrobes, radiator and wood effect flooring.

#### BEDROOM 3

3.23m x 3.31m (10'7" x 10'10")

Double glazed window to front, radiator, wood effect flooring

#### BEDROOM 4

2.38m x 3.31m (7'10" x 10'10")

Double glazed window to rear, radiator .

#### FAMILY BATHROOM/WC

3.16m x 2.35m (10'4" x 7'9")

Two double glazed windows to rear, shower cubicle, low level WC, hand basin, part tiled walls, tiled floor, radiator, and loft access.

#### EXTERNAL

#### GARAGE

3.56m x 6.27m (11'8" x 20'7")

Electric garage door and power.

#### DRIVE

Block paved.

#### FRONT GARDEN

## REAR GARDEN

Enclosed with block paved patio, lawn and garden shed.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



For full EPC please contact the branch

### Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



Total floor area 155.0 sq. m. (1,668 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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