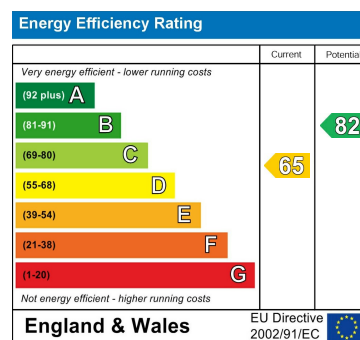




# Wellington Avenue, Wellfield



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Asking Price £220,000



## Description

THREE BEDROOM SEMI DETACHED PROPERTY  
SITUATED WITHIN THE POPULAR AREA OF  
WELLFIELD - NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached property situated in Wellfield. Benefitting from good sized accommodation, private rear garden and driveway parking.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room overlooks the front of the property, leading through to the kitchen/diner which offers a good amount of space with access out to the rear garden. The kitchen has fitted units which includes a gas hob and electric oven. An inner lobby leads to a bedroom which could be used as another reception room if preferred, there is also a separate W.C. and hand basin.

To the first floor are two double bedrooms and bathroom comprising a bath with shower over, hand basin and W.C.

Externally to the rear is a good size low maintenance garden.

To the front of the property is driveway parking.

Situated within a highly regarded and mature residential area of Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle.

### Entrance Hallway

Double glazed door to front.

### Living Room

13'5" x 12'11"

### Kitchen

16'8" x 6'8"

### Dining Room

11'10" x 8'10"

### Downstairs W.C.

### Bedroom/ Reception Room

12'5" x 8'7"

### Bedroom One

13'5" x 9'11"

### Bedroom Two

10'2" x 9'10"

### Bathroom

6'1" x 5'8"

### Externally

To the rear is a good size low maintenance garden.

To the front of the property is driveway parking.

### Tenure

Freehold

