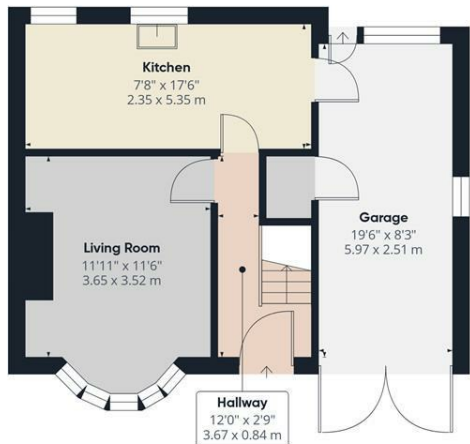
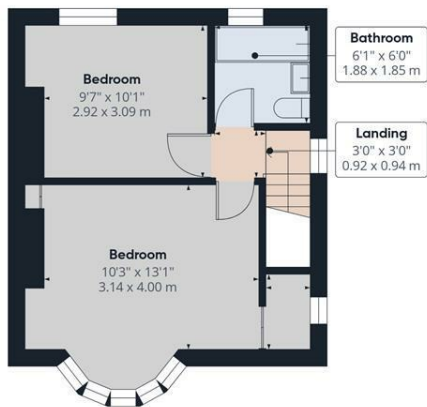




Houxty Road, South Wellfield



Ground Floor



Floor 1

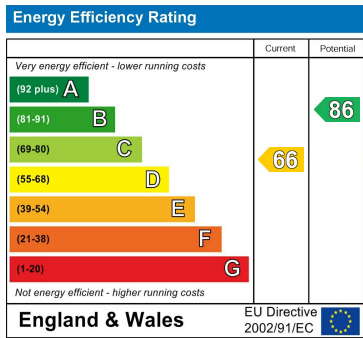
Approximate total area⁽¹⁾
840 ft²
78 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Price Guide £225,000

Description

WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED HOME, SITUATED IN SOUGHT AFTER AREA OF WELLFIELD - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen & Partners welcome to the market this well proportioned two bedroom semi-detached home, situated in the heart of Wellfield. Benefitting from an ample reception room, lengthy kitchen, two good sized bedrooms and fitted bathroom, complete with considerable rear garden wrapping around the property, driveway parking and access to the garage to the front.

Briefly comprising: Good size entrance hallway with stairs to the first floor plus access to the kitchen and living space. The bright and ample living room houses an original bay window overlooking the front garden, in addition to the original floorboards.

Situated to the rear of the home, the lengthy kitchen spans the width of the home. Offering several fitted wall and base units, as well as an integral sink and designated space for further appliances, the space is complete with a door to the garage.

To the first floor are two double bedrooms one of which has fitted wardrobes with an integral storage cupboard. Completing the first floor is the family bathroom which has been thoughtfully configured to house a W.C, pedestal wash basin and bath with shower attachment.

Externally to the rear, is a considerable private garden with lawn, mature shrubs and fenced boundary, which wraps around the property to meet the front of the home. To the front is a gated driveway, with access to the garage.

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
12'0" x 2'9"

Living Room
11'11" x 11'6"

Kitchen
7'8" x 17'6"

Landing
3'0" x 3'1"

Bedroom One
10'3" x 13'1"

Bedroom Two
9'6" x 10'1"

Bathroom
6'2" x 6'0"

Garage
19'7" x 8'2"

Front & Rear Gardens

Tenure
Freehold

