

GILMORE ESTATES

Property Sales & Lettings



£220,000

, Colbeck Avenue, Swalwell, Newcastle Upon Tyne, , NE16 3EB

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Newcastle Upon Tyne, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a very spacious entrance hallway that sets the tone for the rest of the home. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining guests.

The enclosed rear garden is a wonderful feature, offering a private outdoor space for family gatherings, gardening, or simply enjoying the fresh air. Additionally, the double driveway ensures that parking is never a concern, making it ideal for families or those with multiple vehicles.

Situated within close proximity to excellent local amenities, this home is also within walking distance of the Metro Centre, one of the largest shopping centres in Europe. This prime location means you will have easy access to a variety of shops, restaurants, and leisure facilities, enhancing your lifestyle.

Entrance Hallway

9'2" x 15'5" (2.81 x 4.71)
Impressive large hallway with composite entrance door and feature stained glass windows, laminate wood flooring, central heating radiator, stairs to first floor, under stairs cupboard with access to cellar.

Lounge

15'7" x 11'11" (4.76 x 3.64)
Upvc bay window to front aspect, gas fire with decorative surround and central heating radiator.

Dining Room

14'8" x 12'1" (4.48 x 3.70)
Upvc French doors to rear garden, gas fire with cast iron surround, central heating radiators and laminate wood floor.

Kitchen

11'1" x 9'7" (3.38 x 2.93)
Modern high white gloss wall and base units with laminate work surfaces, gas Rangemaster, 1.5 stainless steel sink and drainer with mixer tap, high level microwave, integrated fridge and freezer, plumbed for washing machine, chrome heated towel rail, tiled splashbacks and tiled floor, Upvc window and door.

First Floor Landing

11'3" x 9'3" (3.43 x 2.82)
Large stained glass window to side access and loft access.

Bedroom One

14'7" x 12'0" (4.47 x 3.66)
Upvc bow window to front aspect and central heating radiator.

Bedroom Two

11'9" x 12'2" (3.60 x 3.71)
Upvc window to rear aspect and central heating radiator.

Bedroom Three

9'3" x 7'10" (2.83 x 2.41)
Upvc window to front aspect, laminate wood floor and central heating radiator.

Shower Room

8'4" x 7'9" (2.56 x 2.37)
Walk in shower cubicle, WC, wash hand basin set into vanity unit, fully tiled walls and floor, extractor fan, two alcove storage cupboards, inset spotlights and Upvc window to rear aspect.

Front Garden

Double driveway and low maintenance borders. Gate access to side

Rear Garden

Paved patio, gravelled patio, flower beds, garden shed and lawn.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

