



Columbine Avenue, Callerton, Newcastle

£215,000 Offers in Region Of

MICHELLE ROPER

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Columbine Avenue

Callerton, Newcastle, NE5

Beautifully presented 2 Bedroom semi-detached house on Columbine Avenue in the ever popular location of Callerton, Newcastle.

The property briefly comprises of Entrance Hall, Lounge/Dining Room, Kitchen and WC to the Ground Floor. First Floor offering Landing, Master Bedroom with En-suite Shower room, Bedroom 2 and Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £215,000 Offers in Region Of



Accommodation

Entrance Hall

Through the composite front door we enter into the Hall. To the left is a conveniently situated WC. Ahead a door provides access into a further hall with carpeted staircase to the left providing access to the first floor accommodation. The right opens into Kitchen and ahead a further door leads to Lounge/Dining room. The room features a storage cupboard, single radiator and wood floor underfoot.

Lounge / Dining Room 4.81m x 4.21 m

Situated to the rear of the property is the spacious Lounge, featuring French doors central to double glazed window panels providing access to the private rear garden. The Lounge is accommodating of a dining table and enjoys a feature wall, storage cupboard, vertical radiator and wood floor underfoot.



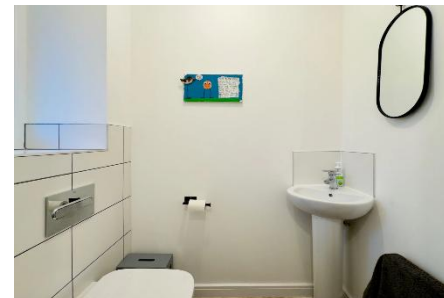
Accommodation

Kitchen 3.59 m x 1.94 m

The Kitchen is situated to the front of the property and benefits from a range of grey shaker style wall and base units with complimentary chrome handles and otop worksurfaces leading to a stainless steel inset sink with single drainer and mixer tap. Integrated appliances include Hotpoint electric oven and induction hob with overhead extractor hood, fridge freezer, dishwasher and is plumbed for automatic washing machine. A double glazed window looks to front elevation and the room features a double radiator, recessed spotlighting to ceiling and wood floor under-foot.

WC

Conveniently situated off the Hall, the ground floor WC offers pedestal wash hand basin and low level WC, the room features decorative tiling, double radiator and wood flooring under-foot.



Accommodation

First Floor Landing

The first floor landing provides access to Master Bedroom, Bedroom 2 and Family Bathroom. A double glazed window looks to side elevation and features carpet underfoot.

Master Bedroom 3.92 m x 2.72 m

Situated to the front of the property is the Master Bedroom. A double glazed window looks to front elevation underneath which sits a double radiator. A door to the right provides access to En-Suite Shower room. A built in cupboard provides clothes storage. The room benefits from wood flooring underfoot.

En-Suite Shower room

The En-Suite consists of a white three piece suite comprising of shower cubicle with glass doors and power shower, pedestal wash hand basin and low level WC. The room features a black heated towel radiator, decorative tiling to walls and complimentary wood floor underfoot.

Bedroom 2 2.27 m x 4.22 m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation. The room features a storage cupboard, double radiator and wood floor underfoot.



Accommodation

Bathroom 2.15 m x 1.89 m

The Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. The room features a black heated towel radiator, decorative tiling to walls and complimentary wood floor underfoot.

Externally

The property enjoys a double Tarmac driveway to front providing off street parking for two cars with EV charging point

To the rear is a private garden with fenced boundary. The garden is laid to lawn with paved patio area accessible via French doors leading from Lounge/Dining room, ideal for outdoor dining, entertaining or sunbathing. Other features include a timber frame shed.

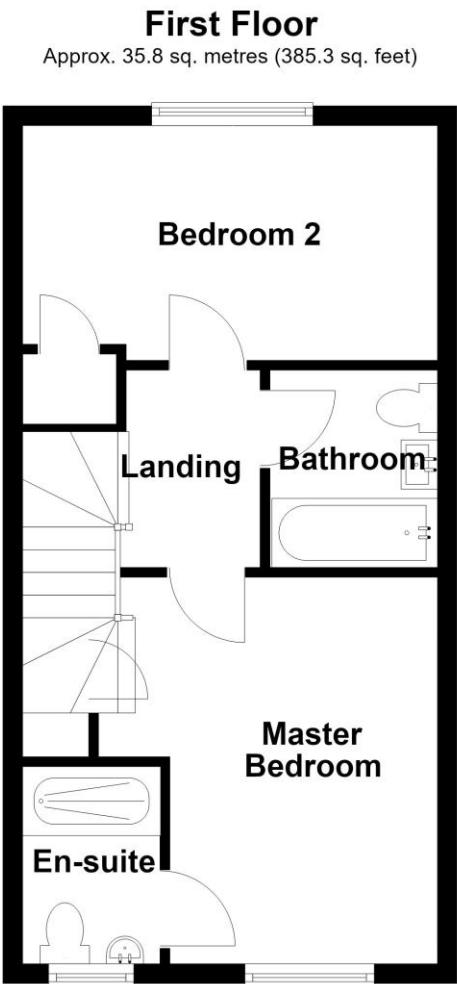
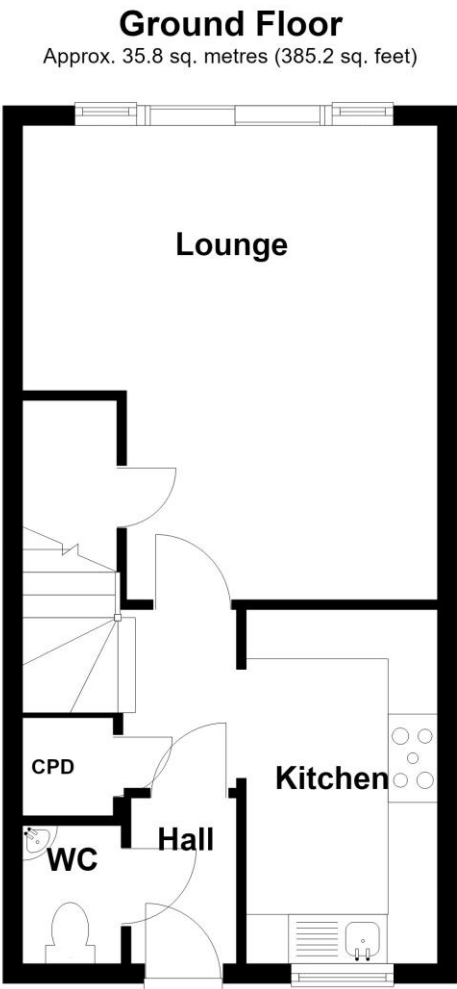


Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	35.8 sq. metres / 385.2 sq. feet
First Floor	35.8 sq. metres / 385.3 sq. feet
Total	71.6 sq. metres / 770.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	83	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 71.6 sq. metres (770.5 sq. feet)



Local Authority
Newcastle City Council

Council Tax
Band B

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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