



3



1



2

- 3 Bed Semi Detached House
- Lounge with Fireplace and Bay
- Bathroom with Separate WC
- Rare Opportunity
- In Need of Full Refurbishment
- Dining Room with Bay
- Twin Garages
- 3/4 Panelled Reception Hall
- Bays to all Bedrooms
- Sought After Location

A 3 bedroomed semi detached house situated within this sought after residential area, in need of full refurbishment and updating throughout. The 3/4 panelled Reception Hall, with delft rack leads to the Lounge, with a gas fire set against a tiled fireplace, picture rail and bay to the rear. The Dining Room has a picture rail and bay to the front. The Breakfasting Kitchen has a range of units, sink unit and tiled fireplace. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has fitted double wardrobes with storage cupboards over and a bay to the front. Bedroom 2 has a bay to the rear, with Bedroom 3 having a bay to the front. The Bathroom has a pedestal wash basin and a panelled bath and there is a separate WC with low level suite. There are also attached Twin Garages.

Externally, the Front Garden is lawned, with a range of plants and shrubs and a driveway with wrought iron gates. The Rear Garden is lawned.

This is a fabulous opportunity to create a superb family house, to the successful purchasers' own taste and requirements, within a well established and popular residential area. There is good access to schools, shops and other facilities. The A1058 is easily accessible, with excellent road and public transport links into Newcastle City Centre, to the Coast and other surrounding areas.

Reception Hall 14'3 x 6'2 (4.34m x 1.88m)

Lounge 12'0 x 17'0 (into bay) (3.66m x 5.18m (into bay))

Dining Room 12'3 x 13'10 (into bay) (3.73m x 4.22m (into bay))

Breakfasting Kitchen 16'2 x 9'6 (4.93m x 2.90m)

First Floor Landing

Bedroom 1 11'6 x 16'6 (into bay) (3.51m x 5.03m (into bay))

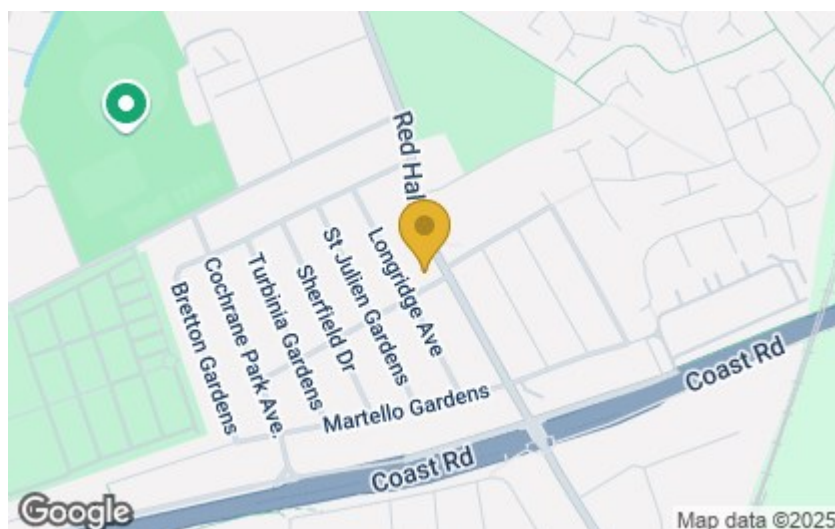
Bedroom 2 11'6 x 14'6 (into bay) (3.51m x 4.42m (into bay))

Bedroom 3 8'0 x 13'0 (into bay) (2.44m x 3.96m (into bay))

Bathroom 7'3 x 4'6 (2.21m x 1.37m)

WC 4'8 x 2'8 (1.42m x 0.81m)

Twin Garages



Energy Performance: Current F Potential C

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate - for further information, including floorplans and additional photographs please visit our website - www.goodfellowsestateagents.com

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