



4



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- Rare Opportunity
- Development Potential
- Driveway and Garage
- Council Tax Band F | EPC TBC

- Fantastic Location
- No Upper Chain
- Conservatory

- Lovely Mature Gardens
- 4 Bedroom Detached House
- Approx Half Acre Plot

Rare opportunity in a very sought after location on a private road with potential for extension and updating subject to usual planning consents. With no upper chain involved. The property is situated within approximately half an acre plot and briefly comprises of an Entrance Porch with tiled flooring, Internal Hallway with stairs to the first floor and a storage under. Open plan Lounge Diner with patio doors to the rear, feature fireplace with gas fire and a storage cupboard, Separate Sitting Room with a feature fireplace and a gas fire. Breakfasting Kitchen with base units, roll top work surfaces, tiled walls, gas cooker point and an extractor. Downstairs w/c with a low level w/c, wall mounted hand wash basin, tiled walls. Utility with a Belfast sink, plumbing for a washing machine, tiled walls and flooring, door to the garage. Conservatory with an outside tap. First floor Landing with an airing cupboard, Bedroom 1 is to the front aspect, Bedroom 2 is to the rear and has sliding door mirrored wardrobes, Bedroom 3 is to the front and has built in wardrobes, Bedroom 4 is to the side aspect. Family Bathroom has a paneled bath with shower mixer taps, his and hers wash hand basins, towel rail, shower cubicle with an electric shower, tiled walls and a loft hatch. Separate W/C with a low level w/c and tiled walls.

Externally to the front there is a lawned area and a gravel driveway giving parking for up to 3 cars leading to a double length garage via an up and over door which has power and light. To the rear there is a well maintained lawned garden with raised paved patio area and a shed.

North Walbottle is a sought after area on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: F

Distance from Milecastle Primary School: 1.8 miles

Distance from Kenton Bank Foot Metro: 3.2 miles

Distance from International Airport: 4.7 miles

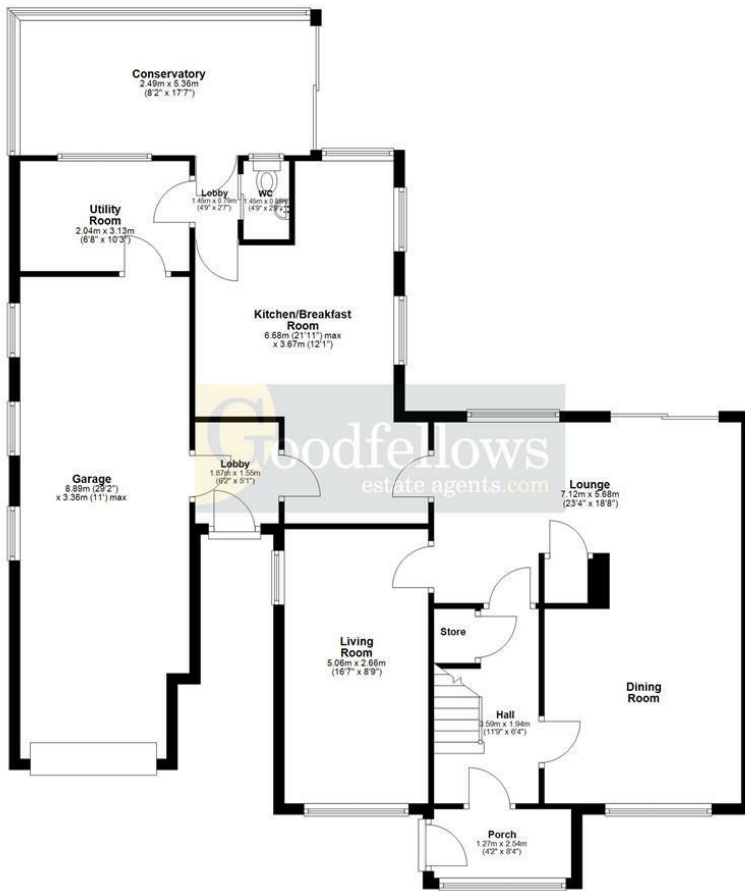
Distance from Central Train Station: 6.8 miles

**2024
WINNERS**

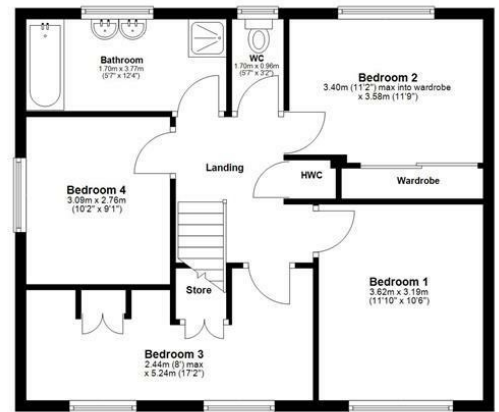
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Ground Floor



First Floor



Total area: approx. 192.9 sq. metres (2076.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.