



4



1



1

- 4 Bed Semi Detached House
- Stunning Remodelled Breakfasting Kitchen
- West Facing Patio & Generous Side Garden
- A Fabulous Family House
- Fully Refurbished Throughout
- New Cloakroom/WC
- Fingerprint Recognition Front Door Access
- 24' Dual Aspect Lounge with French Doors
- Refurbished Shower/WC
- Convenient & Well Established Area

A superbly refurbished and re-configured 4 bedroomed semi detached house, conveniently situated within this well established residential area. With considerable attention to detail and a number of features, the Reception Hall is entered via a 'smart' front door with fingerprint recognition. The 24' dual aspect Lounge has an attractive fireplace, with bay to the front and French doors to the rear garden. The re-modelled Breakfasting Kitchen has been fitted with a good range of units with corian work surfaces and central island with integral breakfast table, split level twin ovens, microwave, steam oven, 4 ring induction hob with integral extractor, larger fridge & freezers, dishwasher, auto-washer and drier with matching doors and door to the rear. The spacious Cloakroom/WC has a wc with concealed cistern, wash stand with marble effect wash basin, wall mounted mixer tap and fully tiled walls and floor. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and side. Bedroom 2 has a good range of fitted wardrobes and storage cupboard and a bay to the front. Bedroom 3 is also well fitted with wardrobes and is to the rear. Bedroom 4 is to the front. The Shower/WC has been refurbished with a wc with concealed cistern, wall mounted wash basin with storage under and mirror with integral light over and double shower enclosure with rainhead and hand held showers. There is also a useful Garage Storage area with electric roller shutter door.

Externally, the Front Garden is block paved, providing ample off street parking. The Rear Garden has a private West facing patio and there is a generous family Side Garden, enclosed by a new fence.

Sandringham Road is well placed for local amenities, with excellent road and public transport links into the city. There is also easy access to the A69 and A1.

Reception Hall 14'2 x 6'2 (4.32m x 1.88m)

Lounge 24'6 (into bay) x 13'6 (7.47m (into bay) x 4.11m)

Breakfasting Kitchen 18'2 x 14'4 (max) (5.54m x 4.37m (max))

Cloakroom/WC 10'11 x 3'8 (3.33m x 1.12m)

First Floor Landing

Bedroom 1 19'0 x 11'6 (5.79m x 3.51m)

Bedroom 2 11'8 (max to back of robes) x 13'6 (into bay) (3.56m (max to back of robes) x 4.11m (into bay))

Bedroom 3 10'8 x 11'9 (max to back of robes) (3.25m x 3.58m (max to back of robes))

Bedroom 4 7'10 x 7'8 (2.39m x 2.34m)

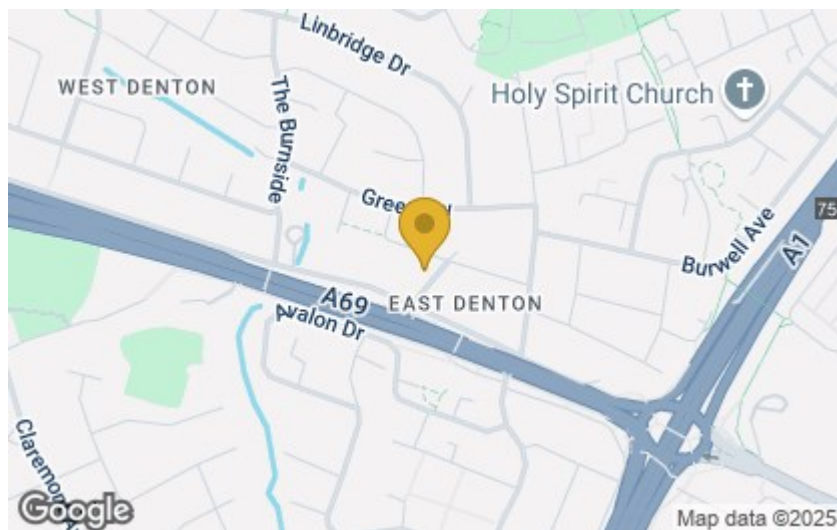
Shower/WC 8'2 x 7'4 (2.49m x 2.24m)

Garage Storage 11'6 x 6'9 (3.51m x 2.06m)

**2024
WINNERS**

ESTAS

Verified reviews from our clients



Energy Performance: Current D Potential C

Council Tax Band: B

Distance from School: West Denton Primary School :0.9 Miles

Distance from Newcastle International Airport: 5.3 Miles

Distance from Newcastle Central Railway Station: 5.4 Miles:

Newcastle City Council 0191 2787878

All distances are approximate

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.