



3



1



1

- Extended 3 Bedroom Semi Detached House
- No Upper Chain Involved
- Cul-de-Sac Location
- EPC TBC

- 3 Reception Rooms
- Gas Central Heating
- Driveway Parking

- Rear Garden with Southerly Aspect
- Sealed Unit Double Glazed Windows
- Council Tax Band B

Spacious extended 3 bedroom semi detached house, situated within a cul-de-sac on the popular Lemington Rise Estate, offered for sale with vacant possession, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with tiled flooring, Diner with laminate flooring, stairs to the first floor, opening to the Lounge which also has laminate flooring. Additional Sitting Room with French doors to the rear garden, tiled flooring, spotlights to the ceiling, storage cupboard housing the Combi boiler and plumbed for an automatic washing machine, leading to the Kitchen which has a range of wall and base units with wooden worktop surfaces, tiled splash backs, Belfast sink, Spotlights to the ceiling, tiled flooring, integrated appliances to include a fridge freezer, dishwasher, high level oven and gas hob, there are also additional French doors to the rear garden. To the first floor the Landing has a loft hatch, Bedroom 1 has laminate flooring and sliding door wardrobes, Bedroom 2 has laminate flooring, Bedroom 3 has an additional loft hatch, laminate flooring and storage cupboard. Bathroom with a panelled bath with a shower mixer tap, panelled splash back, low level w/c, vanity hand wash basin.

Externally there is driveway parking to the front and a lawned area. To the rear there is paved, gravelled and decking areas which enjoy views and a southerly aspect.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.

#### Entrance Porch

#### Diner

#### Lounge

#### Sitting Room

#### Kitchen

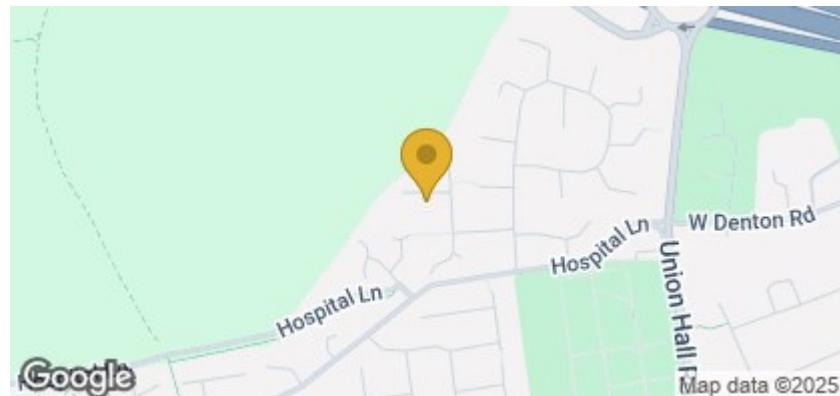
#### Landing

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Bathroom



Energy Performance: TBC

Council Tax Band: B

Distance from St John Vianney Primary School: 0.7 miles

Distance from Kenton Bank Foot Metro: 3.2 miles

Distance from Central Train Station: 5.3 miles

Distance from International Airport: 6.3 miles

*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.