



- 5 Bed Semi Detached House
- 23' Kitchen/Family Room
- Accommodation over 3 Floors
- A Great Family House

- Well Presented & Appointed
- Cloaks/WC/Utility
- Double Driveway

- Lounge with Bay & Fireplace
- Refurbished Bathroom/WC with Shower
- Front & Rear Gardens

A deceptively spacious and nicely presented 5 bedroomed semi detached house, in an excellent location within this popular estate. Reconfigured and updated, the Reception Hall has 2 Velux roof lights and leads to the Cloakroom/WC/Utility, with wc, wash basin and plumbing for a washer. The pleasant dual aspect Lounge has a recessed fireplace, whilst the heart of this home is undoubtedly the superb 23' open plan Kitchen/Dining/Family Room, fitted with a range of high gloss wall and base units, sink unit, split level twin ovens, 4 ring ceramic hob with extractor over, integral dishwasher with matching door and French doors to the rear garden. Stairs lead to the First Floor Landing, with storage cupboard. Bedroom 2 is to the front. Bedroom 3 has fabulous views to the rear and Bedroom 4 is also to the front. The Bathroom/WC has been refurbished with a low level wc, his and hers wash basins with storage under and large mirror over, 'P' shaped bath with rainhead and hand held showers over and a curved screen. Stairs lead from the landing to the Second Floor. Bedroom 1 has stunning views over the Tyne Valley to the rear, as does Bedroom 5.

Externally, the Front Garden is lawned, with a hedge, mature shrubs, path and steps to the front door and double width driveway. The Rear Garden is South facing and ideal for family use, with patio, lawn, gravelled borders, range of shrubs and a play area.

Throckley is a popular area on the Western periphery of Newcastle, with good access to the A1 and A69 as well as excellent road and public transport links into the city and other surrounding areas.

**Reception Hall 7'0 x 6'6 (2.13m x 1.98m)**

**Cloaks/WC/Utility Room 7'0 x 2'10 (2.13m x 0.86m)**

**Lounge 10'2 x 18'0 (into bay) (3.10m x 5.49m (into bay))**

**Kitchen/Family Room 23'0 (max) x 18'1 (max) (7.01m (max) x 5.51m (max))**

**First Floor Landing**

**Bedroom 2**

**Bedroom 3 12'10 x 8'8 (3.91m x 2.64m)**

**Bedroom 4 12'6 x 7'6 (3.81m x 2.29m)**

**Bathroom/WC 11'8 x 5'8 (3.56m x 1.73m)**

**Second Floor Landing**

**Bedroom 1 13'0 x 12'4 (3.96m x 3.76m)**

**Bedroom 5 10'8 x 5'9 (3.25m x 1.75m)**



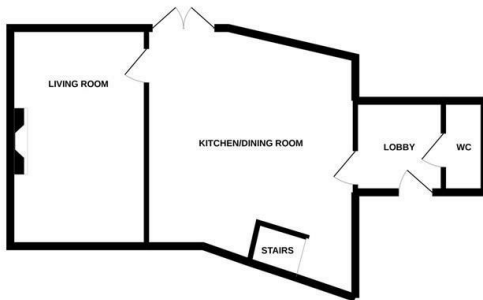




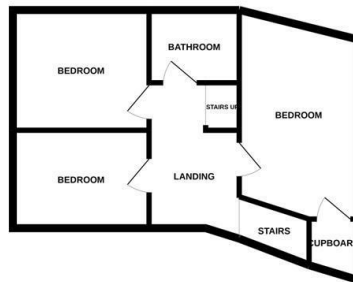
Energy Performance: Current D Potential C  
Council Tax Band: A  
Newcastle City Council: 0191 278 7878  
Throckley Primary School: 0.7 Miles  
Newcastle International Airport: 5.5 Miles  
Newcastle Central Railway Station: 7.2 Miles



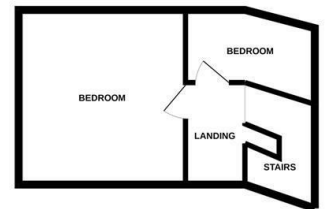
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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