



- 3 Bed Mid Terraced House
- Sitting/Dining Room with French Doors
- Fitted Wardrobes to all Bedrooms
- Lovely Patio Garden

- Presented & Appointed to a High Standard
- Well Fitted Kitchen
- Bathroom/WC with Shower

- Lounge with Bay
- Cloaks/WC
- Useful Garage/Work Room

A beautifully appointed and presented 3 bedroomed mid terraced house, pleasantly situated within this popular 'village', close to the banks of the Tyne. With gas fired central heating and sealed unit double glazing, this property is available unfurnished. Children and some pets are welcome. The Reception Hall has a tiled floor and leads to the Lounge, with recessed tiled fireplace, corniced ceiling, picture rail and bay to the front. The Sitting/Dining Room has a feature gas fire within a tiled fireplace, fitted storage cabinets with book/display shelving over and French doors to the rear. The Kitchen is well fitted with a range of wall and base units, sink unit, split level double oven with 4 ring gas hob and extractor over, integral dishwasher with matching door, American style fridge/freezer, cupboard housing the auto washer and a door to the rear. The Cloakroom/WC has a low level wc and wash basin. The Garage to the rear makes an idea work room or store, with electric roller shutter door and picture windows to the rear patio. Stairs lead from the hall to the First Floor Landing, with access to the boarded loft via a retractable ladder. Bedroom 1 is to the front and has a range of fitted wardrobes with storage/display shelving. Bedroom 2 also has fitted wardrobes and is to the rear. Bedroom 3 has a fitted single bed, with fitted wardrobe and is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror fronted cabinet over, double ended bath with central mixer tap, shower attachment and mains shower over, folding shower screen and fully tiled walls and floor.

Externally, there is a small Front Garden with a collection of shrubs. The West facing Rear Patio Garden is partly gravelled with decking and a shed.

Newburn has good local amenities and lovely riverside walks. There are good road links into Newcastle City Centre and to Gateshead MetroCentre.

Reception Hall 14'8 x 3'2 (4.47m x 0.97m)

Lounge 12'2 x 14'2 (into bay) (3.71m x 4.32m (into bay))

Sitting/Dining Room 12'4 x 12'4 (3.76m x 3.76m)

Kitchen 7'8 x 19'2 (max) (2.34m x 5.84m (max))

Cloakroom/WC 4'6 x 3'3 (1.37m x 0.99m)

First Floor Landing

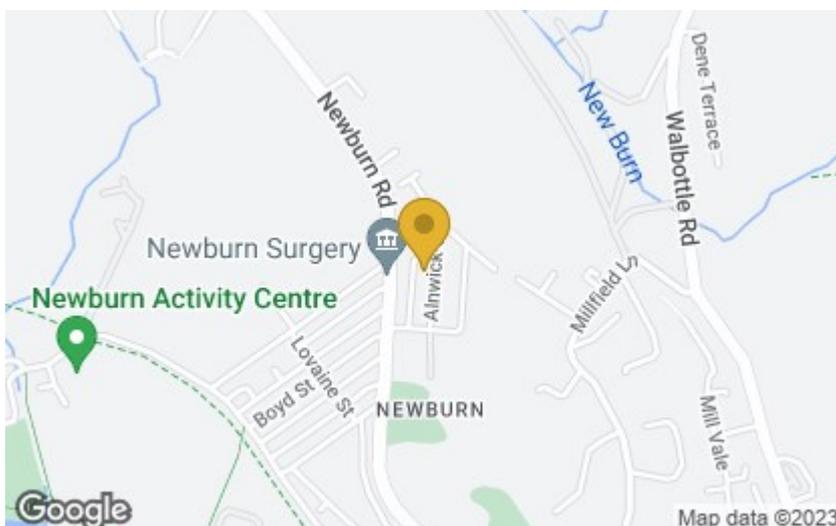
Bedroom 1 11'3 x 15'8 (max) (3.43m x 4.78m (max))

Bedroom 2 12'4 x 10'0 (max) (3.76m x 3.05m (max))

Bedroom 3 7'6 x 6'7 (2.29m x 2.01m)

Bathroom/WC 8'8 x 4'6 (2.64m x 1.37m)

Garage/Store/Workroom 12'4 x 8'3 (3.76m x 2.51m)



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.