



- 3 Bed Semi Detached House
- Breakfasting Kitchen
- S/W Facing Garden
- Convenient for Metro & Amenities

- Superbly Extended
- Useful Hall/Utility
- Integral Garage

- 21' Open Plan Lounge with French Doors
- Bathroom/WC with Shower
- Lovely Location

A superbly extended and well appointed 3 bedroomed semi detached house, pleasantly situated opposite a central green, making it ideal for families. With gas fired central heating and sealed unit double glazing, the Entrance Hall also makes a useful utility area with range of units, plumbing for a washer, cloaks rail and tiled floor. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, breakfast table, split level oven, 5 ring gas hob with extractor over, integral dishwasher and storage cupboard. The 21' Open Plan Lounge has bi-fold doors opening to the rear garden and stairs up to the First Floor Landing, with airing cupboard housing the combi boiler and access to the part boarded loft via a retractable ladder. Bedroom 1 is to the rear. Bedroom 2 has built in wardrobes and is to the front. Bedroom 3 is to the rear and also has built in wardrobes. The Bathroom/WC is fitted with a low level wc, pedestal washbasin, 'P' shaped bath with mains shower over, curved screen, fully tiled walls and floor and a chrome towel warmer. There is also an integral Garage with up and over door.

Externally, the Front Garden is lawned with a driveway to the garage. The South/West facing Rear Garden is private with a patio, lawn and fence surround.

Knowsley Court is set around a central green, conveniently situated for Kenton Bank Foot Metro Station, as well as the excellent facilities of Kingston Park, with primary school, shops including Tesco, M&S and Boots, pubs and restaurants and sporting facilities. Tudor Grange is well placed for Newcastle International Airport and has good access to the A1. There are excellent road, Metro and bus links into the city and other surrounding areas.

Entrance Hall/Utility 10'0 x 5'2 (3.05m x 1.57m)

Breakfasting Kitchen 12'0 x 10'0 (3.66m x 3.05m)

Lounge 21'2 x 18'8 (6.45m x 5.69m)

First Floor Landing

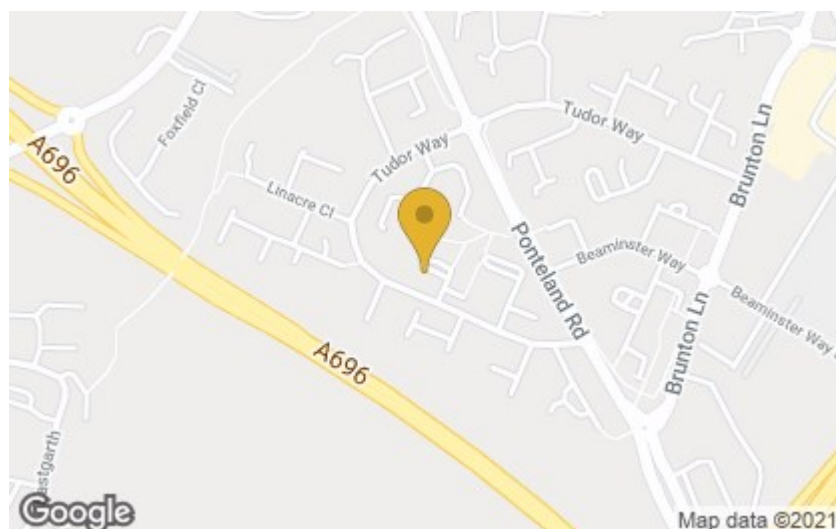
Bedroom 1 11'8 x 10'8 (3.56m x 3.25m)

Bedroom 2 12'3 x 9'0 (3.73m x 2.74m)

Bedroom 3 11'8 x 8'0 (3.56m x 2.44m)

Bathroom/WC 8'8 x 6'2 (2.64m x 1.88m)

Garage



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.