



- 2 Bed Semi Detached House
- Breakfast Room with French Doors
- Attached Garage
- Great Family House

- Would Easily Reconvert to 3 Beds
- Kitchen
- South Facing Rear Garden

- 26' Through Lounge/Dining Room
- Spacious Bathroom/WC with Shower
- Front Garden & Parking

A well presented 2 (originally 3) bedroomed semi detached house, pleasantly situated within this sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point of which is a coal effect real flame gas fire set within a superb Adam style surround, deep coved ceiling, wall lights, bay to the front and open to the Dining Room, with French doors to the rear and extending collectively to over 26'. There is a separate Breakfast Room, with French doors to the rear garden. The Kitchen is fitted with wall and base units, sink unit, concealed extractor over cooker area, plumbing for a washer and stable style door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 extends to over 20', is 'L' shaped and would easily convert back into 2 bedrooms, with fitted wardrobes and a bay to the front. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath, shower cubicle with rainhead and hand held showers, fully tiled walls and floor and access to the loft. The Garage is attached with up and over door and a utility area with wall and base units.

Externally, the Front Garden is block paved with ample parking and hedge for privacy. The Rear Garden is South facing with lawn, gravelled and paved areas, a range of plants and shrubs and a shed.

Woolsington is a lovely 'village' just north west of Newcastle, close to Newcastle International Airport, between Kenton Bank Foot and Ponteland. There are good road and public transport links, including the Metro system for easy access throughout the region.

Reception Hall 11'9 x 7'3 (3.58m x 2.21m)

Lounge 13'0 x 14'1 (into bay) (3.96m x 4.29m (into bay))

Dining Room 12'0 x 11'10 (3.66m x 3.61m)

Breakfast Room 12'7 x 8'4 (3.84m x 2.54m)

Kitchen 10'0 x 8'7 (3.05m x 2.62m)

First Floor Landing

Bedroom 1 20'8 (max) x 14'3 (into bay) (6.30m (max) x 4.34m (into bay))

Bedroom 2 12'2 x 11'0 (3.71m x 3.35m)

Bathroom/WC 9'5 x 9'2 (2.87m x 2.79m)

Garage 15'0 x 8'2 (4.57m x 2.49m)



Energy Performance: Current D Potential B
Council Tax Band: C
Distance from Callerton Parkway Metro: 0.6 miles
Distance from Kenton Bank Foot Metro: 1.1 miles
Distance from Newcastle International Airport: 1.1 miles
Distance from Newcastle Central Railway Station: 6.4 miles
Distance from Ponteland: 2.8 miles
Distance from Kingston Park: 2 miles
Newcastle City Council: 0191 2787878

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.