



- 3 Bedroom House
- Dining Area
- Front and Rear Gardens
- Council Tax Band C

- Lounge
- Bathroom
- Garage

- Kitchen
- Cloakroom WC
- Driveway Parking

A well presented 3 bedroom link detached family house situated within a cul de sac location on this established and popular residential estate. With gas fired central heating and sealed unit double glazing. The Entrance Hall with door to cloakroom WC. fitted with wc and wash basin with storage under. The Lounge has a bow window to the front, feature glass panels to staircase, modern fire surround with electric fire, and wood effect laminate flooring, which continues into the Kitchen/Dining Room. The extended Kitchen is well fitted with a good range of wall and base units, inset sink unit to square edged work surfaces and electric oven with 4 ring gas hob with extractor hood over. There is space for an American style fridge/freezer and space for dishwasher. The Dining area has built in storage cupboards and double doors to the rear garden. Stairs to first floor landing. Bedroom 1 is to the front, Bedroom 2, also a double is to the rear and Bedroom 3 is to the front. The Bathroom/WC has a white suite with low level WC, pedestal wash hand basin and bath with shower over and glass shower screen. The attached Garage has roller access door, door to the rear garden and plumbed for washer. To the front there is a lawned garden with block paved driveway to the garage and parking area. The west facing rear garden has a deck patio and lawn.

Meadow Rise is conveniently located just off Etal Lane, well placed for access to the A1, providing excellent road links to surrounding areas and into Newcastle.

Entrance Hall

Cloaks WC

Lounge 17'3" x 14'11" (5.267 x 4.550)

Kitchen 14'11" x 7'0" (4.551 x 2.149)

Dining Area 12'11" x 7'8" (3.950 x 2.360)

First Floor Landing

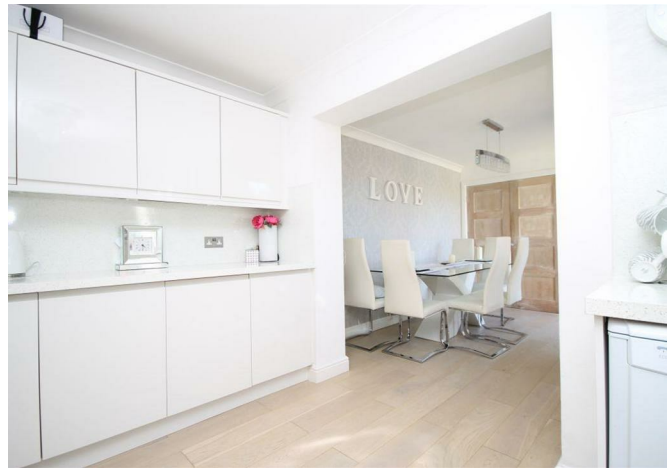
Bedroom 1 13'8" x 8'8" (4.191 x 2.666)

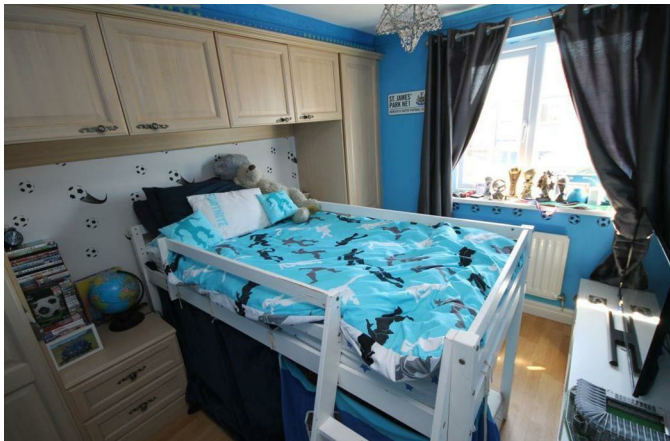
Bedroom 2 10'5" x 8'9" (3.192 x 2.681)

Bedroom 3 8'10" x 5'11" (2.694 x 1.826)

Family Bathroom WC 7'1" x 5'10" (2.170 x 1.797)

Garage 17'10" x 8'7" (5.455 x 2.626)





Energy Performance: Current C Potential B

Council Tax Band:

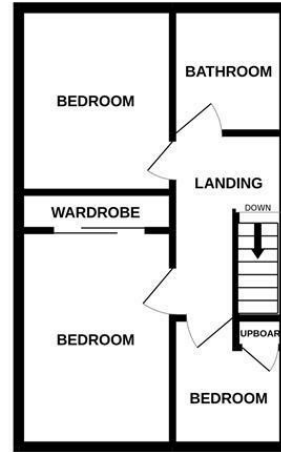
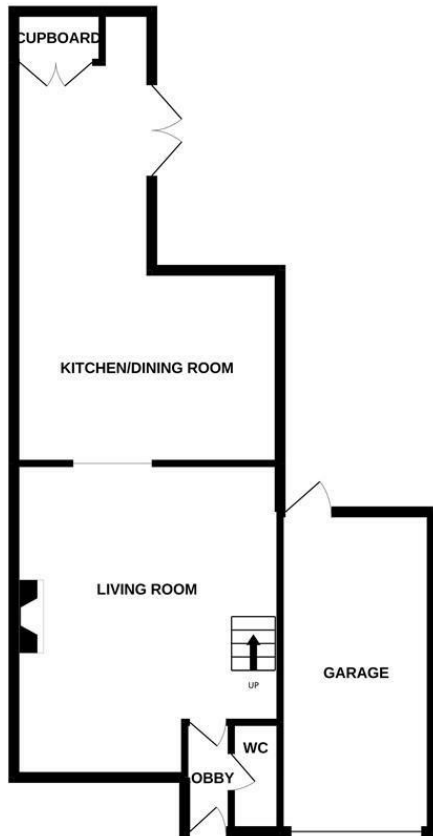
Distance from School:

Distance from Metro:

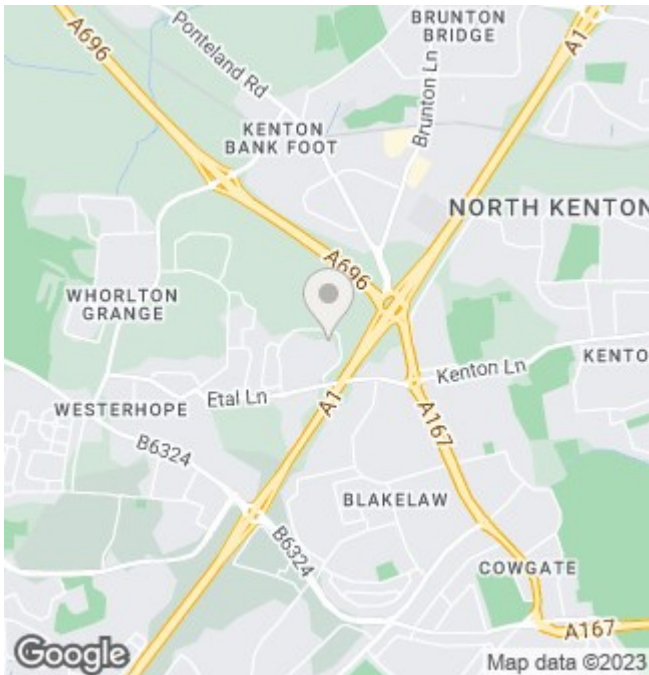
Distance from Village Centre:

GROUND FLOOR

1ST 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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