



- 4 Bed Semi Detached House
- Separate Snug
- Off Street Parking
- A Superb Family House

- Beautifully Presented & Updated
- Dual Aspect Master Bed with En Suite
- South Facing Rear Garden

- Open Plan Lounge, Dining Area, Kitchen
- Refurbished Bathroom/WC
- Sought After Cul-de-Sac

A beautifully presented and appointed 4 bedroomed semi detached house, within a sought after cul-de-sac. Remodelled and refurbished to exacting standards by the current owners to include replacement internal doors, circuit board and boiler, the Entrance Porch leads to the Reception Hall, with storage cupboard. The Lounge has a bay to the front and is open to the Dining Area with contemporary electric fire and sliding patio doors to the rear garden and is also open to the Kitchen, well fitted with a range of units, sink unit, split level double oven, 4 ring electric hob, integral dishwasher and auto washer/drier with matching doors. There is a separate Snug, with storage cupboard. Stairs lead from the hall to the First Floor Landing, with airing cupboard. The dual aspect Master Bedroom has access to the boarded loft via a retractable ladder and an En Suite Shower/WC with low level wc, pedestal washbasin and shower cubicle with electric shower. Bedroom 2 has a good range of wardrobes and is to the front. Bedroom 3 is to the rear and has access to a second loft via a retractable ladder. Bedroom 4 has a fitted double cupboard and is to the front. The refurbished Bathroom/WC has a contemporary white suite with low level wc, wall mounted wash basin with mirror and integral light over, double ended bath and shower quadrant with rainhead shower, fully tiled walls and floor and chrome towel warmer.

Externally, the block paved Front Garden provides ample off street parking and there is also a plant display. The South facing Rear Garden has a 'sleeper' style patio, lawn, shed and external power points.

Ingleton Drive is pleasantly situated with good access to local amenities, as well as main road and public transport links West to Hexham and East into the city.

**Entrance Porch 6'11 x 3'8 (2.11m x 1.12m)**

**Reception Hall 14'10 x 6'3 (4.52m x 1.91m)**

**Lounge 12'4 x 13'2 (into bay) (3.76m x 4.01m (into bay))**

**Dining Area 12'8 x 10'10 (3.86m x 3.30m)**

**Kitchen 17'2 x 9'3 (5.23m x 2.82m)**

**Snug 13'8 x 7'10 (4.17m x 2.39m)**

**First Floor Landing**

**Bedroom 1 16'10 x 8' (+ recess) (5.13m x 2.44m (+ recess))**

**En Suite Shower/WC 5'11 x 5'2 (1.80m x 1.57m)**

**Bedroom 2 13'6 (into bay) x 9'3 (+dr recess) (4.11m (into bay) x 2.82m (+dr recess))**

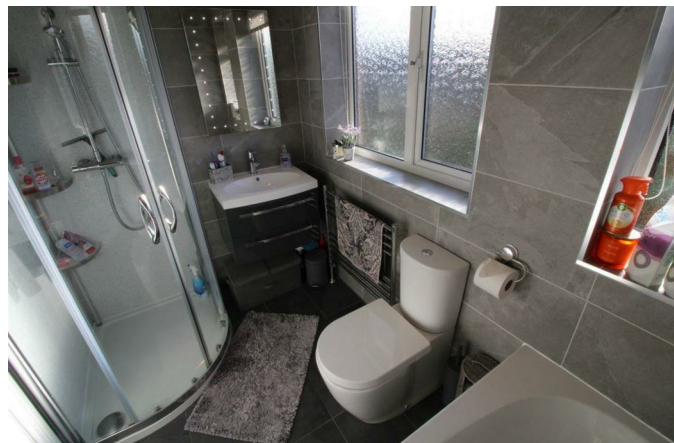
**Bedroom 3 12'3 x 9'9 (+dr recess) (3.73m x 2.97m (+dr recess))**

**Bedroom 4 7'6 x 7'4 (2.29m x 2.24m)**

**Bathroom/WC 8'8 x 5'8 (2.64m x 1.73m)**







Energy Performance: Current D Potential B

Council Tax Band: D

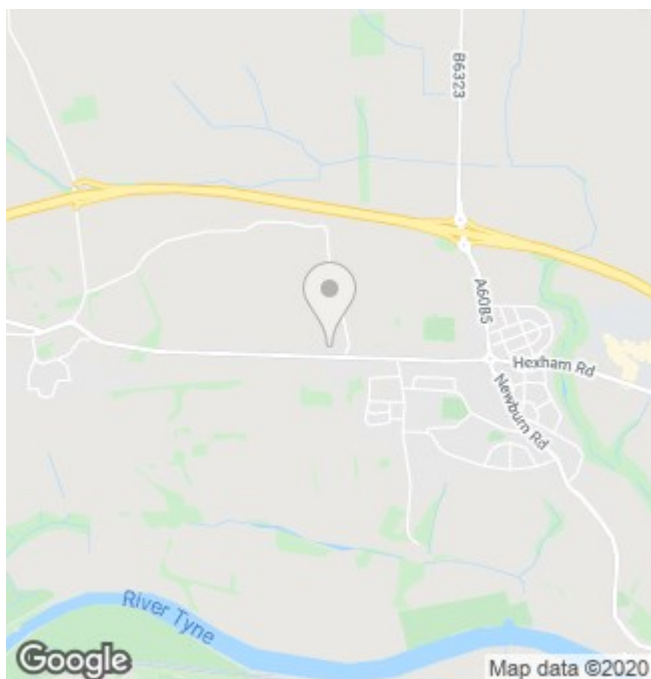
Distance from Throckley Primary School: 0.3 miles

Distance from Newcastle International Airport: 5.1 miles

Distance from Newcastle Central Railway Station: 7.5 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.