



- 3 Bed Semi Detached House
- Substantial Garaging
- Many Features
- A Unique Opportunity

- Well Proportioned Family Accommodation
- 3 Reception Rooms
- Fabulous Location

- Large Garden with Additional Land
- Gas CH & SUDG
- Cul-de-Sac

A rare opportunity to purchase a spacious 3 bedroomed semi detached house, dating from 1911, with large family garden, garaging and workshops for a number of vehicles and additional garden/land, in all extending to circa 0.53 acre. Pleasantly situated towards the end of a cul-de-sac, this property will be of interest to a wide range of buyers including people working from home. The house itself retains many lovely features, although there is ample scope to update and improve, creating a superb house to the purchasers own taste and requirements. The Entrance Porch, with contrasting black and white tiled floor, leads to the Reception Hall and on to the spacious 19' Lounge with lovely open tiled fireplace, deep coved ceiling with picture rail and bay window to the front. The Dining Room has a recessed brick fireplace and corniced ceiling. There is a separate Breakfast Room with shelved pantry and Kitchen, fitted with a range of units, with door to the side. Stairs lead from the hall to the First Floor Landing with shelved linen cupboard. Bedroom 1 has fitted wardrobes and a pleasant aspect to the front. Bedroom 2 is to the rear and also has fitted wardrobes and dressing table. Bedroom 3 is to the front. The Bathroom is fitted with a pedestal wash basin and panelled bath with mains shower over and there is a separate wc.

There is a large South facing Front Garden on 2 levels with rockery and gravelled driveway. The garden extends to the side and the Rear Garden is paved and gravelled with a range of shrubs and plants and two outhouses. There is a useful Shed with open Store as well as 3 substantial Garage building with the capacity to house a number of vehicles. There is a plot of land adjoining the property, of around 0.23 acre, which is currently garden, but which may have development potential, subject to planning permissions. Sugley Villas is well placed for the city, MetroCentre, the A69 and A1 North & South.

Entrance Porch 8'4 x 7'2 (2.54m x 2.18m)

Reception Hall

Lounge 15'4 x 19'8 (into bay) (4.67m x 5.99m (into bay))

Dining Room 15'9 x 13'8 (4.80m x 4.17m)

Breakfast Room 12'4 x 8'7 (3.76m x 2.62m)

Kitchen 8'2 x 7'10 (2.49m x 2.39m)

First Floor Landing

Bedroom 1 15'8 x 13'4 (into recess) (4.78m x 4.06m (into recess))

Bedroom 2 15'8 x 13'6 (into recess) (4.78m x 4.11m (into recess))

Bedroom 3 10' x 9' (3.05m x 2.74m)

Bathroom 9'2 x 5'4 (2.79m x 1.63m)

WC

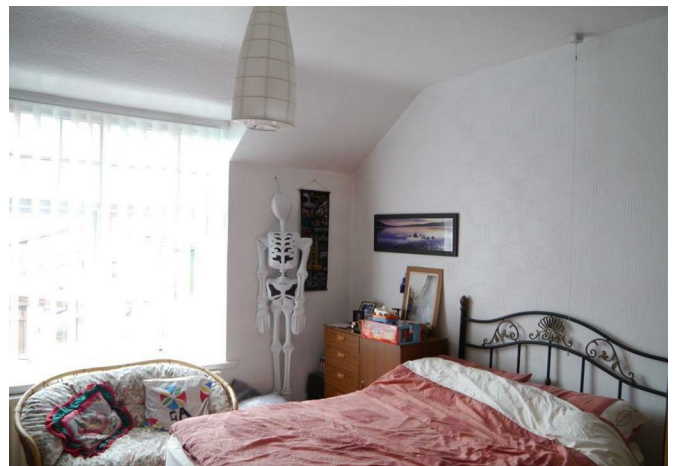
Garage 1 35'4 x 17'2 (10.77m x 5.23m)

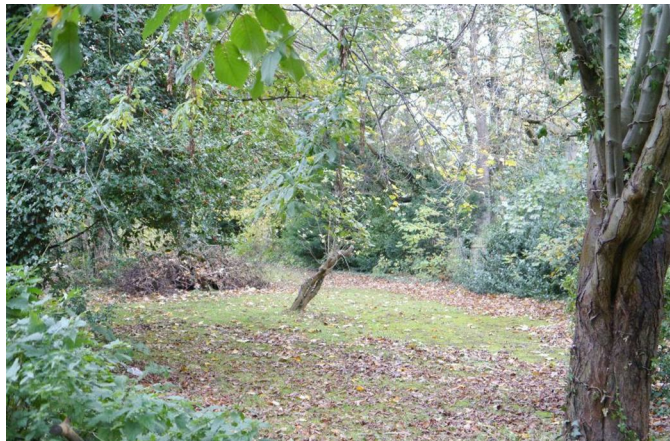
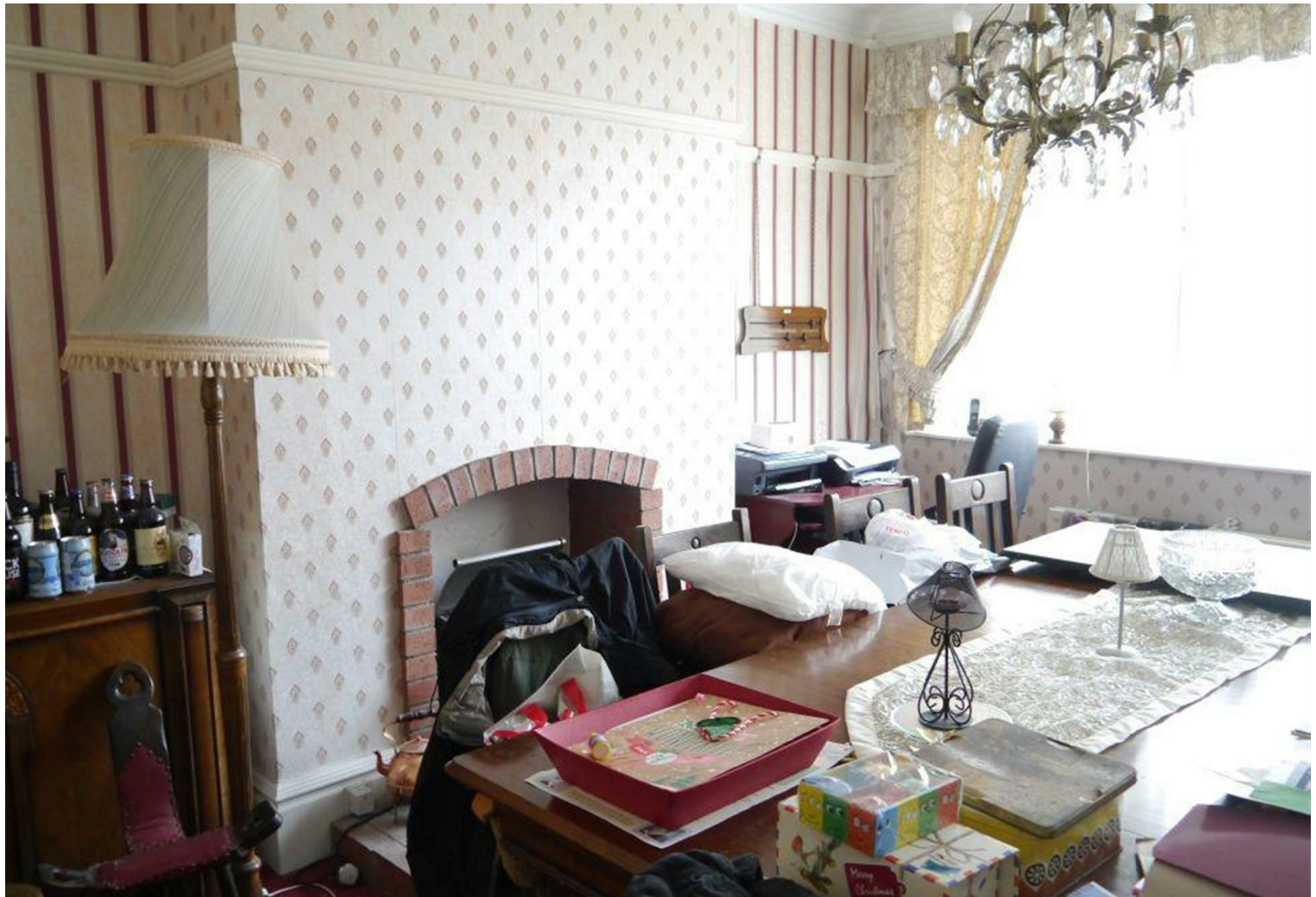
Garage 2 33'2 x 10' (10.11m x 3.05m)

Garage 3 21'2 x 11'7 (6.45m x 3.53m)

Shed 12'4 x 9'6 (3.76m x 2.90m)

Open Store 9' x 7'6 (2.74m x 2.29m)





Energy Performance: Current D Potential C
 Council Tax Band: D
 Newcastle City Council: 0191 278 7878
 Lemington Riverside Primary School: 200 Yards
 St Georges RC Primary School: 0.41 Miles
 Newcastle Central Railway Station: 4.51 Miles
 Newcastle International Airport: 6.79 Miles



Illustration for identification purposes only, measurements are approximate, not to scale.



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.