



- 2 Bed Semi Detached House
- Kitchen & Utility Room
- Gas CH & SUDG
- Ideal For a Couple/Small Family

- Deceptively Spacious
- Bathroom & Shower Room
- Off Street Parking

- Lounge, Dining Room & Sun Room
- Large South Facing Garden
- Convenient Location

****TO BE SOLD VIA AUCTION ON THE 30th OCTOBER 2018 AT RAMSIDE HALL, DURHAM**** This deceptively spacious 2 bedroomed semi detached house occupies an excellent location with large South facing rear garden and pleasant views. With gas fired central heating and sealed unit double glazing, the Entrance Hall opens to the spacious Utility Room, fitted with a range of units. Folding doors open to a Shower/WC with low level wc, wall mounted wash basin and shower enclosure with electric shower. The focal point of the Lounge is a coal effect real flame gas fire within an ornate marble surround. There are wall lights and the room is open to the Dining Room to the front. French doors from the lounge lead to the Sun Room with tiled floor, Velux roof light and door to the rear garden. The Breakfasting Kitchen is fitted with a good range of units with twin bowl sink unit, range style cooker by Stoves with extractor over, concealed plumbing for a washer and dishwasher and door to the rear garden. Stairs lead from an inner hall to the First Floor Landing. Bedroom 1 is to the front and side, with Bedroom 2 having a range of fitted wardrobes with storage cupboards over and distant views to the rear. The Bathroom/WC is fitted with a 4 piece suite with low level wc, pedestal washbasin, panelled bath with telephone style shower mixer and shower cubicle with mains shower.

Externally, there is a gravelled Front Garden with driveway for off street parking. The South facing Rear Garden is particularly generous, with the first section laid with 'easy grass'. There is a Potting Shed and Greenhouse, fenced area with a collection of plants, circular lawn with gravelled path leading to a circular gravelled garden, 2 sheds and a range of plants and shrubs.

Throckley is a pleasant 'village' to the west of Newcastle with good road and public transport links into the city as well as surrounding countryside, towns and villages.

Entrance Hall

Utility Room 11' x 8'10 (3.35m x 2.69m)

Shower/WC

Lounge 15'2 x 11'6 (+dr recess) (4.62m x 3.51m (+dr recess))

Dining Room 14'8 x 11'6 (4.47m x 3.51m)

Sun Room 14'10 x 11'6 (4.52m x 3.51m)

Breakfasting Kitchen 14'9 x 11'7 (4.50m x 3.53m)

Inner Hall

First Floor Landing

Bedroom 1 15' x 11'7 (4.57m x 3.53m)

Bedroom 2 11'10 x 8'6 (3.61m x 2.59m)

Bathroom/WC 11'3 x 8'4 (3.43m x 2.54m)





Energy Performance: Current D Potential C

Council Tax Band: B

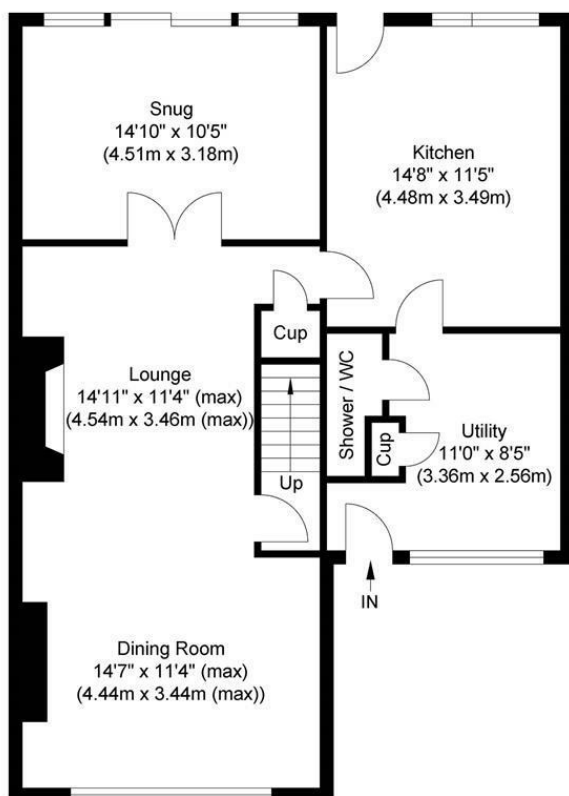
Newcastle City Council: 0191 278 7878

Throckley Primary School: 200 Yards

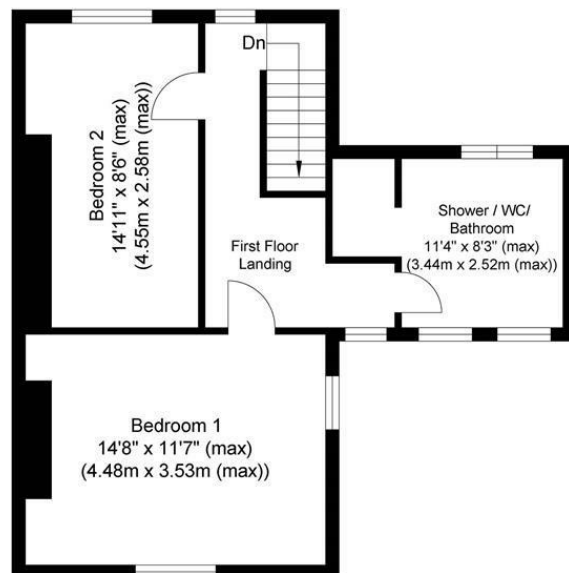
Walbottle Campus: 1 Mile

Newcastle Central Railway Station: 8.6 Miles

Newcastle International Airport: 4.6 Miles



Ground Floor
Approximate Floor Area
845.07 sq. ft.
(78.51 sq. m)



First Floor
Approximate Floor Area
485.66 sq. ft.
(45.12 sq. m)

Illustration for identification purpose 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.