



- 3 Bed Detached House
- 20' Lounge
- Gardens
- Fabulous Opportunity

- In Need of Updating
- Separate Dining Room; Kitchen
- Head of a Cul-de-Sac

- Fine Views over the Tyne Valley
- Garage with Electric Door
- Gas CH & SUDG

An excellent opportunity to purchase a 3 bedroom detached house in need of updating. Pleasantly situated at the head of a cul-de-sac, with fine, elevated views over the Tyne Valley, this property is ideal for those looking to create a superb home to their own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage/cloaks cupboard, leads to the 20' Lounge, with a gas fire within an attractive surround, wall lights, bay window and parquet floor continuing through to the Dining Room. The Kitchen is fitted with a range of wall and base units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with cupboard housing combi boiler. Bedroom 1 has a range of fitted wardrobes with storage boards over and enjoys views over the Tyne Valley to the front and side. Bedroom 2 has pleasant views to the rear, with Bedroom 3 having a walk in wardrobe and superb views. The Shower Room has a pedestal wash basin and double shower cubicle with electric shower. There is a separate WC with low level suite. The Garage is attached with electric roller shutter door.

Externally, the Front Garden is paved with a range of plants and shrubs and a driveway to the garage. The generous Rear Garden has a patio with lawn, collection of shrubs and plants and garden shed. The garden extends to the side.

Ainderby Road is pleasantly located, with good road and public transport links into the city and other surrounding areas.

Reception Hall

Lounge 12' x 20' (into bay) (3.66m x 6.10m (into bay))

Dining Room 12'2 x 8'10 (3.71m x 2.69m)

Kitchen 11'10 x 8'10 (3.61m x 2.69m)

First Floor Landing

Bedroom 1 12'6 x 11'9 (max to back of 'robes) (3.81m x 3.58m (max to back of 'robes))

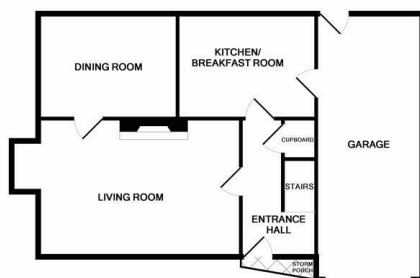
Bedroom 2 12'8 x 8'11 (3.86m x 2.72m)

Bedroom 3 11'9 x 8'2 (3.58m x 2.49m)

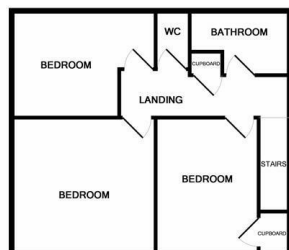
Shower Room 8'5 x 5'5 (max) (2.57m x 1.65m (max))

WC 5'6 x 3' (1.68m x 0.91m)

Garage 24'3 x 9'3 (7.39m x 2.82m)



GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.8 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Energy Performance: Current D Potential C

Council Tax Band: D

Newcastle City Council: 0191 278 7878

Throckley Primary School: 0.4 Miles

Newcastle Central Railway Station: 7.2 Miles

Newcastle International Airport: 5.1 Miles

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.