



- 4 Bedrooms
- Bathroom WC
- Driveway Parking



- Lounge
- Master En-suite



- Kitchen/Dining Room
- South facing Garden

PART EXCHANGE CONSIDERED UP TO £200,000 - A well presented 4 bedrooed semi detached house, offering ideal family accommodation, within this highly sought after location. With many improvements by the current owners and with gas fired central heating and sealed unit double glazing, The Entrance Hall leads to the light and spacious lounge with double doors to the garden and oak flooring. The 24' ft. Kitchen/Diner is fitted with a range of modern high gloss wall and base units with contrasting worktops and inset sink unit, built in electric oven, gas hob with extractor hood, fridge, freezer, washing machine and combination boiler and door to the rear. The Dining area has window to front. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has en-suite Shower room/WC. Bedrooms 2 and 3 are both doubles to the front with bedroom 4 to the rear. The Bathroom is fitted with a pedestal wash basin, panelled bath, shower cubicle and WC.

Externally, the private south facing Garden has lawn and patio with a further paved area to the rear and block paved driveway to the front. Melton Park is conveniently situated for local schools and amenities, with excellent road and public transport links into Gosforth and the city.

Entrance Hall

Lounge 20'8" c 15'0" (6.319 c 4.580)

Kitchen/Dining Room 24'10" x 9'6" (7.592 x 2.897)

Bedroom 1 13'11" x 11'4" (4.264 x 3.471)

En-suite Shower Room

Bedroom 2 11'11" x 10'1" (3.654 x 3.098)

Bedroom 3 13'7" x 8'4" (4.148 x 2.543)

Bedroom 4 12'1" x 6'11" (3.685 x 2.131)

Bathroom WC 7'9" x 7'7" (2.385 x 2.332)



Energy Performance: Current E Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.