



- 3 Bed Semi Detached House
- Conservatory
- Detached Garage
- A Great Family House

- Well Appointed & Extended Accommodation
- 23' Lounge/Dining Room
- 20' Breakfasting Kitchen
- Spacious Bathroom with Shower
- Front & Rear Gardens
- Pleasant Cul-de-Sac



An extended 3 bedroomed semi detached family house, well presented and pleasantly situated within a cul-de-sac in this sought after residential estate. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall and on to the 23' Lounge/Dining Room, with bow window to the front and double doors to the Conservatory, overlooking and with doors to the rear garden. The 20' Breakfasting Kitchen is fitted with a good range of high gloss wall and base units, sink unit, Bush dual fuel range style cooker with extractor over, integral dishwasher with matching door, cupboard housing plumbing for a washer, breakfast table and stable style door to the rear. Stairs lead from the hall to the First Floor Landing, with walk-in and shelved storage cupboards. Bedroom 1 is to the front, Bedroom 2 enjoys distant views to the rear and Bedroom 3 is to the front. The extended Bathroom/WC is very spacious and well fitted with a low level wc, wall mounted wash basin with storage under, double ended bath with freestanding mixer tap and shower attachment and inset mirror over, double shower enclosure with rainhead and hand held showers and fully tiled walls and floor. There is also a Detached Garage with up and over door, electric lights and power points.

Externally, the Front Garden is lawned, with wall and wrought iron fencing and gate with path to the front door. The Rear Garden is South facing with decking, steps down to the lawn, access to the garage and gate to the rear.

Dumpling Hall is a popular residential area to the West of Newcastle with excellent road and public transport links into the city and surrounding areas. The area is served by a good range of local amenities and is convenient for both the A1 and A69.

**Entrance Porch** 6'4 x 3'5 (1.93m x 1.04m)

**Reception Hall** 14'1 x 6'2 (max) (4.29m x 1.88m (max))

**Lounge/Dining Room** 23'0 x 11'9 (7.01m x 3.58m)

**Conservatory** 9'3 x 7'9 (2.82m x 2.36m)

**Breakfasting Kitchen** 20'4 x 8'2 (6.20m x 2.49m)

**First Floor Landing**

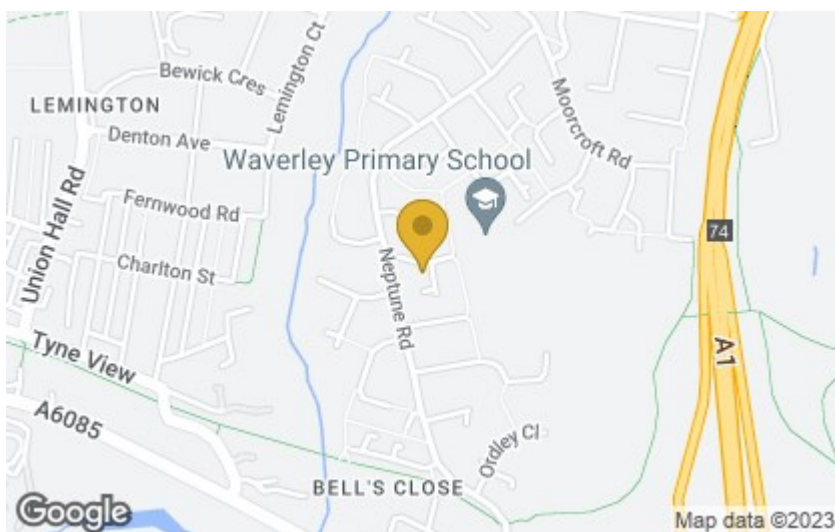
**Bedroom 1** 11'6 x 10'4 (+dr recess) (3.51m x 3.15m (+dr recess))

**Bedroom 2** 11'2 x 9'6 (3.40m x 2.90m)

**Bedroom 3** 8'2 x 7'10 (2.49m x 2.39m)

**Bathroom/WC** 16'2 x 8'3 (4.93m x 2.51m)

**Detached Garage** 16'8 x 9'0 (5.08m x 2.74m)



Energy Performance: Current Potential

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.