



- 5 Bed Semi Detached House
- Breakfast Room with Pantry
- Attached Garage; Gardens
- Fabulous Opportunity

- Panelled Reception Hall
- Kitchen; Rear Hall; WC
- Gas CH & SUDG

- Lounge & Dining Rooms with Bays
- Refitted Shower/WC
- Scope for Updating

This 5 bedroomed semi detached house offers considerable character and charm and would benefit from some cosmetic updating, providing a wonderful opportunity to create a fabulous home to the purchasers' own taste and requirements. With gas central heating, sealed unit double glazing and many features including deep coved ceilings, the Entrance Hall, with quarry tiled floor, leads to the 3/4 panelled Reception Hall, with Delft rack. The Lounge has a coal effect real flame gas fire within an attractive painted surround and a bay to the rear. The Dining Room has a bay to the front. The Breakfast Room, with shelved pantry, is open to the Kitchen, fitted with wall and base units with sink units and plumbing for a washer. There is a Rear Hall with door to the garden and a WC with low level suite. Stairs lead from the hall to the First Floor Landing, with half panelled walls and access to the loft. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear and has fitted double wardrobes, with cupboards over and drawers under. Bedroom 3 is to the front and has a built in wardrobe. Bedroom 4 has a bay to the front and Bedroom 5 is to the rear, again with built in wardrobes. The Shower/WC has been refurbished with a low level wc, wash basin with storage under and mirror with integral light over, shower quadrant with mains shower and fully tiled walls and floor. The Garage is attached, with double doors.

Externally, the Front Garden is lawned, with a range of plants and shrubs to the borders and a block paved driveway to the garage. There is also a pleasant Rear Garden, with lawn and a variety of mature shrubs.

This property is situated within a sought after and well established residential area, well placed for schools and with good road and public transport links into Gosforth, the city and other surrounding areas. There is also easy access to the A1.

Entrance Hall 7'9 x 2'9 (2.36m x 0.84m)

Reception Hall 15'8 x 6'10 (4.78m x 2.08m)

Lounge 11'9 x 16'6 (into bay) (3.58m x 5.03m (into bay))

Dining Room 12'4 x 15'9 (into bay) (3.76m x 4.80m (into bay))

Breakfast Room 10'9 x 7'9 (3.28m x 2.36m)

Kitchen 10'2 x 7'6 (3.10m x 2.29m)

Rear Hall

WC 4'10 x 2'8 (1.47m x 0.81m)

First Floor Landing

Bedroom 1 12'2 x 16'2 (into bay) (3.71m x 4.93m (into bay))

Bedroom 2 14'2 x 9'4 (4.32m x 2.84m)

Bedroom 3 15' x 7'8 (4.57m x 2.34m)

Bedroom 4 7'8 x 12'2 (into bay) (2.34m x 3.71m (into bay))

Bedroom 5 8' x 7'8 (2.44m x 2.34m)

Shower/WC 8'3 x 7'9 (2.51m x 2.36m)

Garage 17' x 8' (5.18m x 2.44m)



Energy Performance: Current C 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.