

- 5 Bed Semi Detached House
- Large Garden
- 18' Breakfasting Kitchen
- Excellent Family Property

- Spacious, Extended Accommodation
- 'Granny Flat'
- Sought After Location

- Head of Cul-de-Sac
- 28' Lounge with Fireplace
- Ample Parking

An extended 4 bedroomed semi detached house, providing deceptively spacious accommodation. Occupying a fabulous plot at the head of a cul-de-sac, this property enjoys a large garden, ideal for family use. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, with cloaks/storage cupboard, and on to the 18' Lounge, with electric fire set with a Minster style surround, wall lights and half panelled walls. The 18' Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, Flavel dual fuel range style cooker with extractor over and plumbing for a washer. A suite of rooms off the kitchen would make an excellent 'Granny' flat with a Snug, with Velux roof light and French doors to the garden and Bedroom with En Suite WC. Stairs lead from the hall to the First Floor Landing with access to the loft. Bedroom 1 is dual aspect and extends to over 18'. Bedroom 2 has fitted double wardrobes with mirror fronted sliding doors and is to the rear. Bedroom 3 is to the front, whilst Bedroom 4 has a built in wardrobe and is also to the front. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin, corner bath with shower mixer and shower cubicle with mains rainhead and hand held showers. There is also Garage space for storage only.

The tarmac driveway provides ample parking. The principal garden is to the side, with decking, large lawn, mature trees and shrubs, extending to the rear of the property,

Reay Gardens is conveniently situated for local amenities as well as the A1 Western bypass and the A69. There are also good road and public transport links into the city.

Entrance Porch 6'8 x 4'11 (2.03m x 1.50m)

Reception Hall 15'10 x 6' (max) (4.83m x 1.83m (max))

Lounge 18'6 x 12'6 (5.64m x 3.81m)

Breakfasting Kitchen 18'10 x 10'9 (max) (5.74m x 3.28m (max))

Snug 10' x 7'6 (3.05m x 2.29m)

Guest/Bedroom 5 12'6 x 8'2 (max) (3.81m x 2.49m (max))

En Suite WC 4'4 x 2'8 (1.32m x 0.81m)

First Floor Landing

Bedroom 1 18'3 x 8'2 (5.56m x 2.49m)

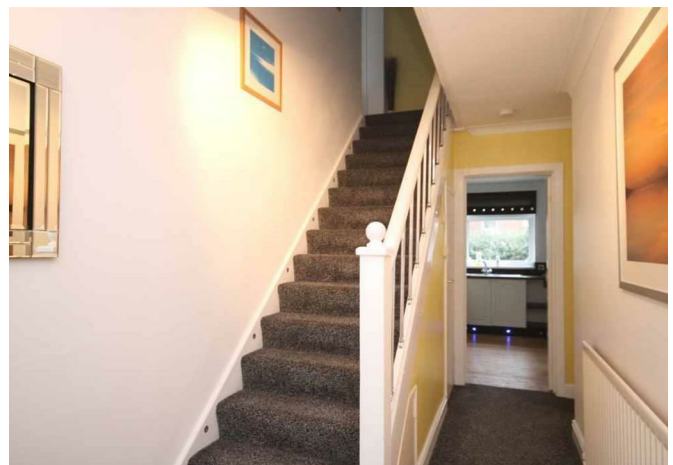
Bedroom 2 14' x 10'8 (4.27m x 3.25m)

Bedroom 3 13'6 x 10'8 (4.11m x 3.25m)

Bedroom 4 9'10 x 8' (3.00m x 2.44m)

Bathroom/WC 8' x 7'11 (2.44m x 2.41m)

Garage Space 8'3 x 3'8 (2.51m x 1.12m)





Energy Performance: Current D Potential C

Council Tax Band: B

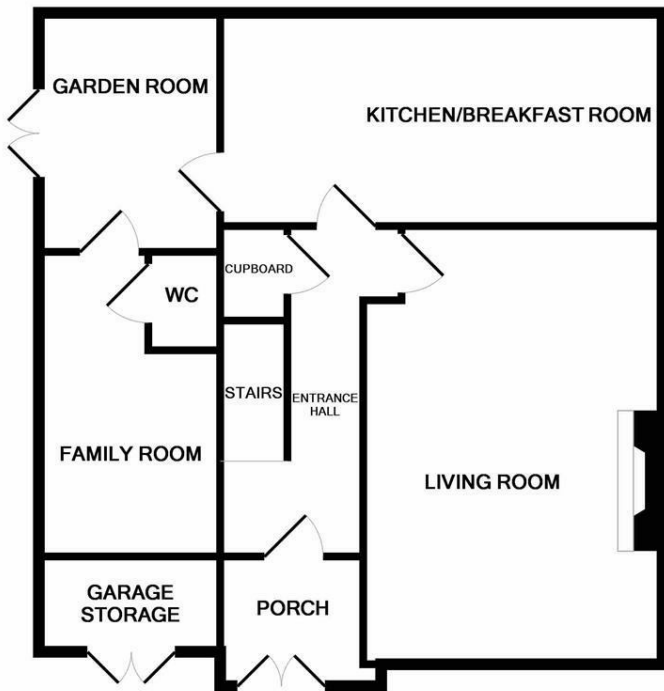
Newcastle City Council: 0191 278 7878

Thomas Belwick/Beech Hill Primary School: 0.74 Miles

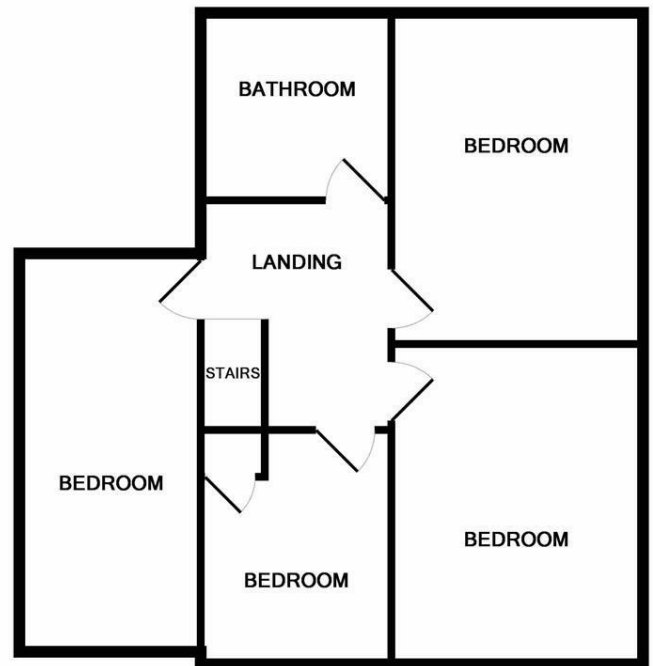
St Marcus RC Primary School: 0.87 Miles

Newcastle Central Railway Station: 4.76 Miles

Newcastle International Airport: 3.9 Miles



GROUND FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1354 SQ.FT. (125.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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