



4



2



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- 4 Bed End Terraced House
- 20' Lounge with Contemporary Gas Fire
- Refurbished Bathroom/WC
- Great Family House
- Well Presented & Appointed
- 18' High Gloss Breakfasting Kitchen
- West Facing Garden
- Good Sized Rooms
- Shower Room/WC
- Parking Space

A 4 bedroomed end terraced house, well presented and offering generous and well proportioned family accommodation. With gas central heating and sealed unit double glazing, the Reception Hall has an understair storage cupboard and cloaks/storage cupboard. There is a refitted Shower Room/WC with low level wc, vanity unit with wash basin and shower quadrant with electric shower. The focal point of the 20' Lounge is an inset living flame gas fire, whilst French doors open to the rear. The 18' Breakfasting Kitchen is fitted with a range of high gloss wall and base units with split level oven, 4 ring gas hob with extractor over, plumbing for an auto washer and dishwasher and French doors opening to the Conservatory, with doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with double linen cupboard housing the Baxi boiler. Bedroom 1 has a walk in double wardrobe and pleasant aspect to the rear. Bedroom 2 is also to the rear, with Bedroom 3 to the front and Bedroom 4 also to the rear. The family Bathroom/WC has been refurbished to a high standard with contemporary white suite with waterfall taps, comprising of WC with concealed cistern, vanity unit with wash basin and panelled bath with rain head and hand held showers, chrome towel warmer and tile effect panelled walls.



Externally, there is a lovely West facing Garden with decking with inset lighting, conifer hedge, outhouse, with electricity and gate to a private parking space.

Etal Park is pleasantly situated, with good access into the city, as well as surrounding areas, the A1 and A69.

#### Reception Hall

Shower Room/WC 7'4 x 5'9 (2.24m x 1.75m)

Lounge 20'6 x 11'6 (6.25m x 3.51m)

Breakfasting Kitchen 18' x 10'9 (5.49m x 3.28m)

Conservatory 12'4 x 9'8 (3.76m x 2.95m)

#### First Floor Landing

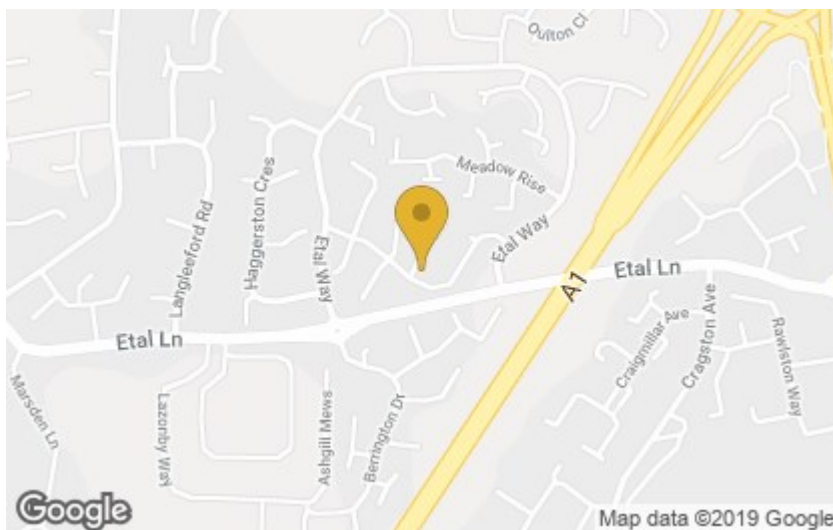
Bedroom 1 14'10 x 10'4 (4.52m x 3.15m)

Bedroom 2 12' x 10' (3.66m x 3.05m)

Bedroom 3 11'4 x 10'2 (3.45m x 3.10m)

Bedroom 4 10'11 x 9'4 (+dr recess) (3.33m x 2.84m (+dr recess))

Bathroom/WC 8' x 5'6 (2.44m x 1.68m)



Energy Performance: Current D Potential B

Council Tax Band: B

Newcastle City Council 0191 2787878

St Mary's Primary School 0.8 Miles

Newcastle Central Railway Station: 4.8 Miles

Newcastle International Airport: 3.9 Miles

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