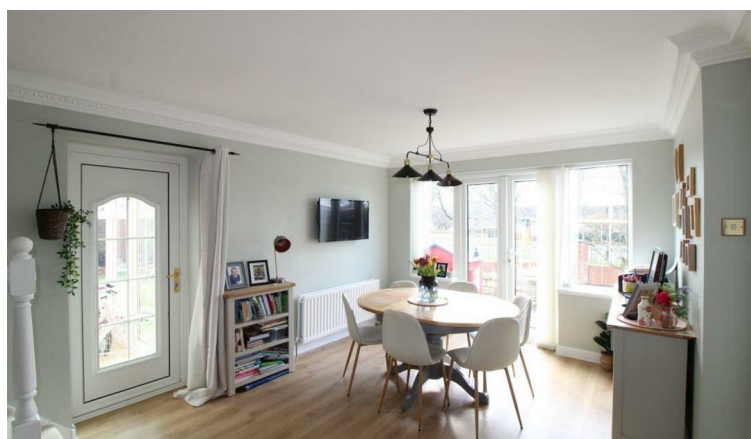




- 3 Bedroomed Detached House
- Lounge with Fireplace
- Conservatory
- Garage & Gardens

- Exceptionally Well Presented
- Open Plan Dining Room
- 'L' Shaped Kitchen

- Bright, South Facing Corner Plot
- Playroom/Snug
- 2 Bathrooms

This beautifully presented 3 bedroomed detached house occupies a lovely corner site, with light and airy rooms and fine views towards the Tyne Valley. The flexible family accommodation has been considerably improved by the current owners, with a 19' Conservatory having 2 sets of doors and leading to the Hall. The Lounge has a coal effect real flame gas fire within an attractive Adam style surround and there are wall lights and a bow window to the front. The open plan Dining Room has French doors to the garden. There is a useful Snug/Play Room and the 'L' shaped Kitchen is fitted with a range of units with ceramic sink unit, solid wood work surfaces, split level oven with 5 ring gas hob and extractor over. The Utility Room is fitted with wall and base units with sink unit and Worcester combi boiler. The Bathroom/WC has been refurbished with a low level wc, wash basin with storage under and mirror with a light over, free standing double ended bath with shower attachment and shower enclosure with rainhead and hand held showers. Stairs lead from the dining room to the First Floor Landing, with walk-in shelved linen cupboard and access to the loft. Bedroom 1 enjoys a lovely aspect to the front and has a spacious walk-in wardrobe/storage cupboard. Bedroom 2 also has fine views to the front and side, whilst Bedroom 3 has built in wardrobes and is to the rear. The Bathroom/WC is fitted with a low level wc, vanity unit with wash basin, shelf and mirror with light over, corner spa bath and shower quadrant with electric shower over. The Garage is attached with up and over door.

Externally, the South facing Front Garden has a patio and lawn, extending to the side, with block paved driveway to the garage. The private enclosed Rear Garden is paved and gravelled, with plants and shrubs to the borders.

This property is well placed for local amenities, with excellent road and public transport links into the city and other surrounding areas.

Conservatory 19'0 x 11'2 (max) (5.79m x 3.40m (max))

Lounge 15'2 x 15'0 (4.62m x 4.57m)

Open Plan Dining Room 16'10 x 11'10 (5.13m x 3.61m)

Playroom/Snug 11'10 x 10'00 (3.61m x 3.05m)

Kitchen 17'00 x 11'9 (max) (5.18m x 3.58m (max))

Utility Room 14'6 x 4'4 (4.42m x 1.32m)

Side Hall

Bathroom/WC 8'2 x 15'10 (max) (2.49m x 4.83m (max))

First Floor Landing

Bedroom 1 15'0 x 15'0 (max into recess) (4.57m x 4.57m (max into recess))

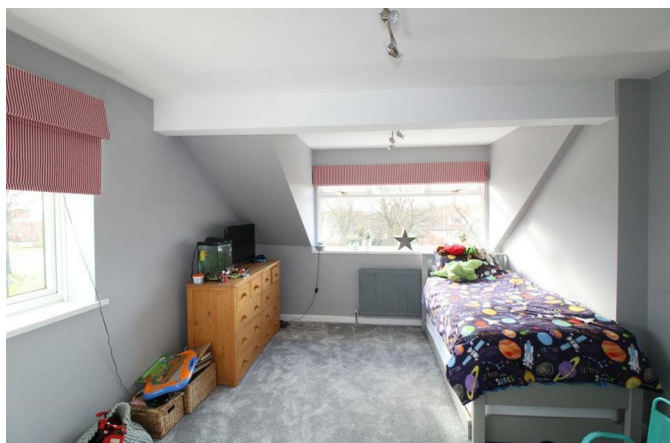
Bedroom 2 16'0 x 11'6 (4.88m x 3.51m)

Bedroom 3 11'10 x 11'3 (3.61m x 3.43m)

Bathroom/WC 8'10 x 6'11 (2.69m x 2.11m)

Garage 16'6 x 9'7 (5.03m x 2.92m)





Energy Performance: Current E Potential C

Council Tax Band: E

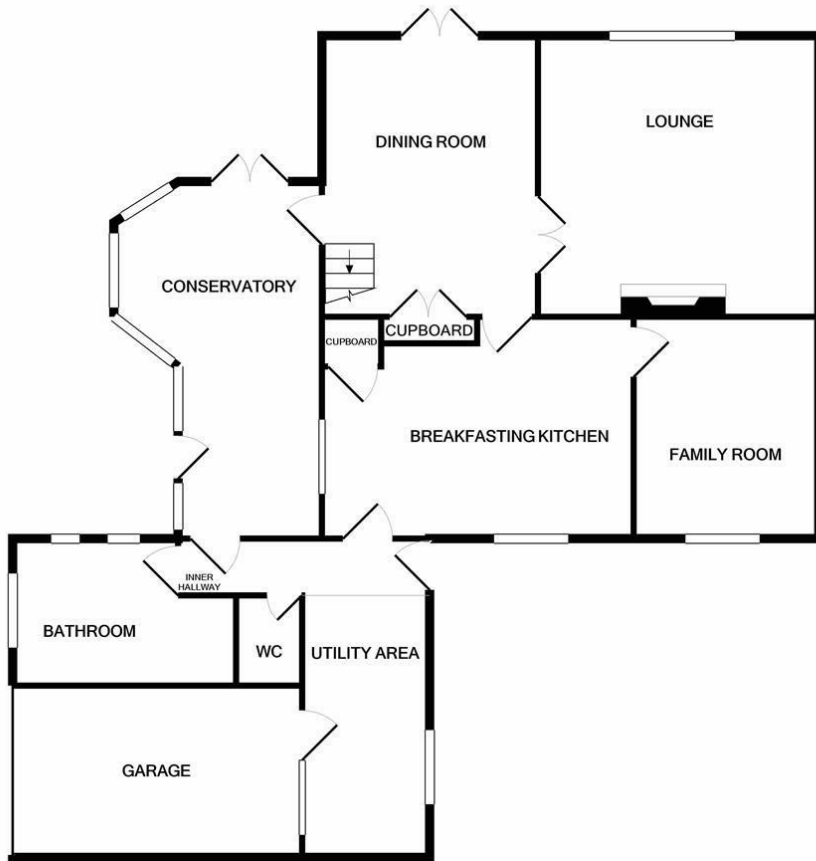
Newcastle City Council: 0191 278 7878

Heddon Primary School: 1.5 Miles

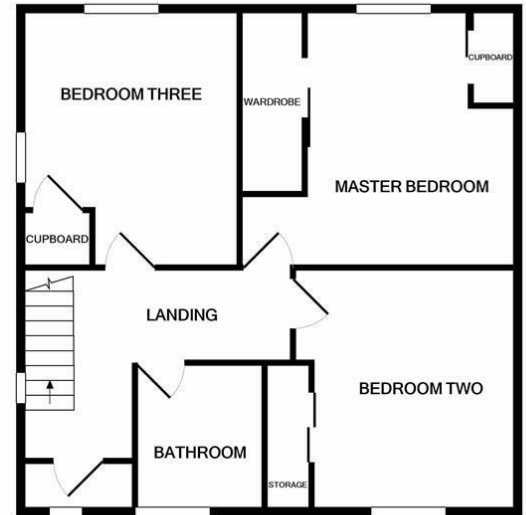
Throckley Primary School: 0.4 Miles

Newcastle Central Railway Station: 7.6 Miles

Newcastle International Airport: 5.1 Miles



GROUND FLOOR



1ST FLOOR

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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