



- 3 Bed Semi Detached House
- Dining Room with French Doors
- Bathroom/WC with Separate Shower
- Sought After Residential Area

- Well Presented & Appointed
- Fitted Kitchen
- Garage with Electric Door

- Lounge with Fitted Cabinet & Shelving
- Utility Room; Cloaks/WC
- Rear Family Garden

A well presented 3 bedroomed semi detached house, much improved by the current owners. Dating from circa 1945 and pleasantly located within this sought after and well established residential area, this family property has gas fired central heating and sealed unit double glazing. The Reception Hall, with cloaks rail and understair storage cupboard, leads to the Lounge, with fitted cabinet with book/display shelving over to the recess. The Dining Room has French doors opening to the Dining Room. The Kitchen is fitted with wall and base units, circular sink unit, extractor over the cooker area, shelved pantry, tiled floor and plumbing for a dishwasher. The 'L' shaped Utility Room is fitted with work surfaces with a cupboard under, plumbing for a washer, combi boiler and door to the rear. The Cloakroom/WC has a low level wc and wash basin with storage under. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has built in wardrobes and is to the front. Bedroom 2 is to the rear and also has built in wardrobes. Bedroom 3 has a built in wardrobe and is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, corner bath with shower mixer and shower enclosure with rain head and hand held showers. The Garage is attached with electric up and over door.

Externally, there is a Front Garden/Driveway for parking. The Rear Garden is ideal for family use, with a patio and decking, with steps down to the lawn, plants and shrubs to the borders and shed.

Mountfield Gardens is conveniently situated, with good access to local shops and schools, as well as main road and public transport links into Gosforth, the city and surrounding areas.

**Reception Hall 11'11 x 6' (3.63m x 1.83m)**

**Lounge 12'10 x 12'6 (3.91m x 3.81m)**

**Dining Room 10'8 x 10'2 (3.25m x 3.10m)**

**Kitchen 8'3 x 11'10 (max) (2.51m x 3.61m (max))**

**Utility Room 8'9 x 9'2 (max) (2.67m x 2.79m (max))**

**Cloakroom/WC 4'6 x 3'4 (1.37m x 1.02m)**

**First Floor Landing**

**Bedroom 1 12'9 x 11' (3.89m x 3.35m)**

**Bedroom 2 11' x 10'9 (3.35m x 3.28m)**

**Bedroom 3 9'6 x 8' (2.90m x 2.44m)**

**Bathroom/WC 8'10 x 7'11 (2.69m x 2.41m)**

**Garage 15'9 x 9'2 (4.80m x 2.79m)**



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.