



- 5 Bed Semi Detached House
- 2 Reception Rooms
- Attached Garage
- Great Family House

- Extended Family Accommodation
- 18' Breakfasting Kitchen
- Family Garden

- Pleasant Cul-de-Sac Location
- Bath and Shower Rooms
- Well Placed for Amenities

An extended 5 bedroomed semi detached house, pleasantly situated at the head of this sought after cul-de-sac, within this popular residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall, with tiled floor, provides access to the Shower/WC, with low level wc, wash basin with storage under, shower quadrant with mains shower and a towel warmer. The Reception Hall leads to the Lounge, to the front. The Family Room has French doors opening to the rear. The spacious 18' Breakfasting Kitchen is fitted with wall and base units, ceramic sink unit, dual fuel range style cooker with 8 ring hob, plumbing for a washer and door to the rear. Stairs lead from the lounge to the First Floor landing. Bedroom 1 is to the front. Bedroom 2 has a range of fitted wardrobes and overhead storage cupboards and is also to the front. Bedroom 3 is to the rear, Bedroom 4 is also to the rear, with a storage cupboard and Bedroom 5 is to the front, again with a storage cupboard. The Bathroom/WC is fitted with a low level wc, pedestal washbasin, 'P' shaped bath with shower mixer, curved screen, tiled surrounds and chrome towel warmer. The Garage is attached with electric roller shutter door.

Externally, the Front Garden is lawned, with a driveway to the garage. There is a pleasant enclosed Rear Garden with patio, lawn and fence surround.

Uldale Court is conveniently located for local amenities, as well as main road links including the A1. Kingston Park has excellent local amenities including Primary School, wide choice of shops including M&S, Boots and Tesco, pubs and restaurants and sporting amenities which include the home of Newcastle Falcons.

Entrance Hall 4'8 x 3'5 (1.42m x 1.04m)

Shower/WC 4'7 x 4'5 (1.40m x 1.35m)

Reception Hall 11'8 x 6'3 (max) (3.56m x 1.91m (max))

Lounge 13'8 x 11'8 (4.17m x 3.56m)

Family Room 15'2 x 13'2 (4.62m x 4.01m)

Breakfasting Kitchen 18'2 x 10'6 (5.54m x 3.20m)

First Floor Landing

Bedroom 1 13'0 x 12'2 (3.96m x 3.71m)

Bedroom 2 12'0 x 9'1 (3.66m x 2.77m)

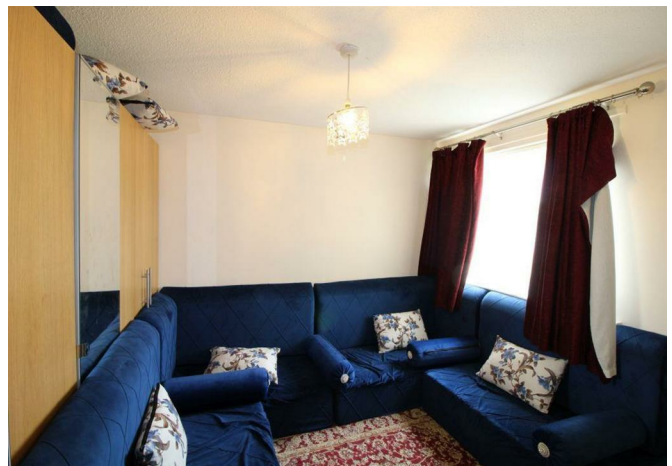
Bedroom 3 10'8 x 12'10 (max) (3.25m x 3.91m (max))

Bedroom 4 10'8 x 9'0 (+dr recess) (3.25m x 2.74m (+dr recess))

Bedroom 5 9'0 x 7'9 (2.74m x 2.36m)

Bathroom/WC 8'9 x 5'6 (2.67m x 1.68m)

Garage 13'8 x 11'0 (4.17m x 3.35m)





Energy Performance: Current C Potential B

Council Tax Band: C

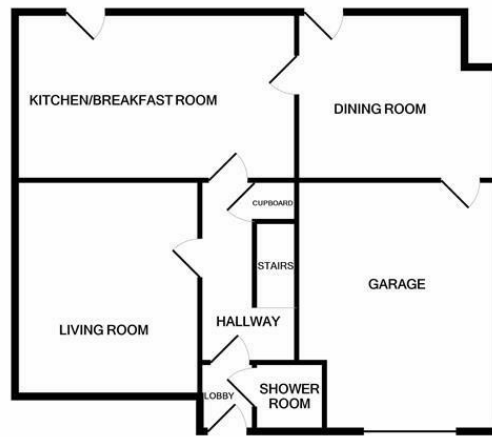
Newcastle City Council: 0191 278 7878

Kingston Park Primary School: 1.1 Miles

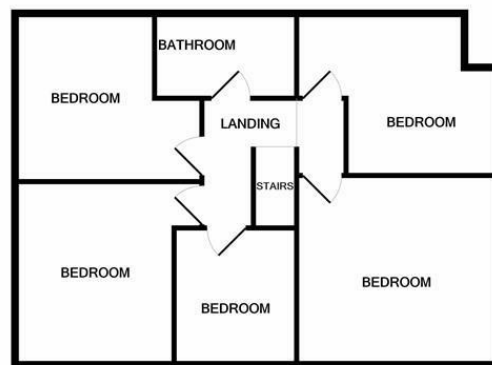
Kingston Park Metro Station: 0.7 Miles

Newcastle International Airport: 3.8 Miles

Newcastle Central Railway Station: 5.8 Miles



GROUND FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.7 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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