



- 3 Bed Detached House
- Dining Room; Study
- Lovely Gardens
- Ideal Family House

- Spacious, Extended Accommodation
- Conservatory; Breakfasting Kitchen
- Pleasant Cul-de-Sac

- 21' Lounge with Fireplace
- Workshop; Garage
- Elevated Views

An extended 3 bedroomed detached family house, providing spacious and well presented accommodation. Pleasantly situated in a cul-de-sac, in an elevated location with far reaching views towards the Tyne Valley, this property also enjoys a pleasant wooded aspect to the front. With gas fired central heating, sealed unit double glazing and security alarm system, the Reception Hall, with storage and cloaks cupboards, opens to the 21' Lounge, the focal point of which is a coal effect real flame gas fire within a contemporary surround, bay window to the front and windows and doors to the Conservatory, with windows and door to the rear garden. An archway opens from the lounge to the Dining Room with a door to the Study, well fitted with storage cupboards and shelving. The 'L' shaped Breakfasting Kitchen is fitted with a range of wall and base units and split level double oven with 4 ring ceramic hob and extractor over. The Utility Room also has a range of wall and base units with Belfast sink, combi boiler, plumbing for a washer and quarry tiled floor. There is also a WC with low level wc. Stairs lead from the hall to the First Floor Landing, with access to a fully boarded loft via a retractable ladder. Bedroom 1 has his and hers built in wardrobes along with a lovely aspect with distant views to the front. Bedroom 2 is to the rear, whilst Bedroom 3 is to the front. The family Bathroom/WC is fitted with a low level wc, vanity unit with wash basin and panelled bath with electric shower over. The Garage is attached with roller shutter door.

Externally, this property has well tended gardens with a block paved driveway to the front, lawn to one side and path to the other, continuing to the Rear Garden, being private, with patio and lawn, raised borders with a variety of plants and shrubs and well appointed 17' Workshop with electricity.

The Mount is conveniently situated within the well established residential area, well placed for schools, road and public transport links.

Reception Hall

Lounge 13'4 (+dr recess) x 21'6 (into bay) (4.06m (+dr recess) x 6.55m (into bay))

Dining Room 11' x 9'2 (3.35m x 2.79m)

Study 10'3 x 9'2 (3.12m x 2.79m)

Conservatory 8'4 x 7'9 (2.54m x 2.36m)

Breakfasting Kitchen 14'4 x 12'3 (max) (4.37m x 3.73m (max))

Utility Room 6'10 x 14'5 (max) (2.08m x 4.39m (max))

WC

First Floor Landing

Bedroom 1 11'6 x 10'8 (3.51m x 3.25m)

Bedroom 2 8'3 x 12'9 (max) (2.51m x 3.89m (max))

Bedroom 3 10'7" x 8'7" (max) (3.25m x 2.64m (max))

Bathroom/WC 8'6 x 7'10 (2.59m x 2.39m)

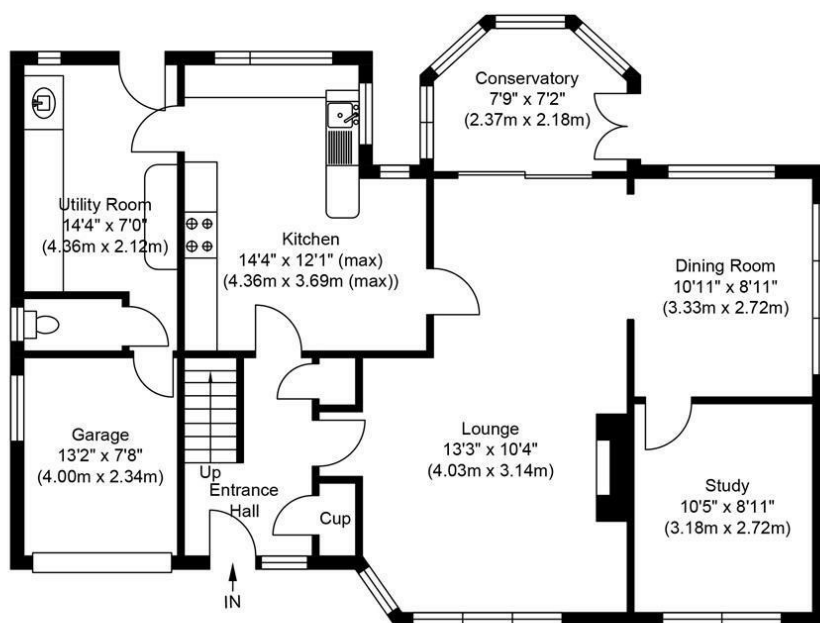
Garage 13'2 x 7'8 (4.01m x 2.34m)

Workshop 17'6 x 7'8 (5.33m x 2.34m)

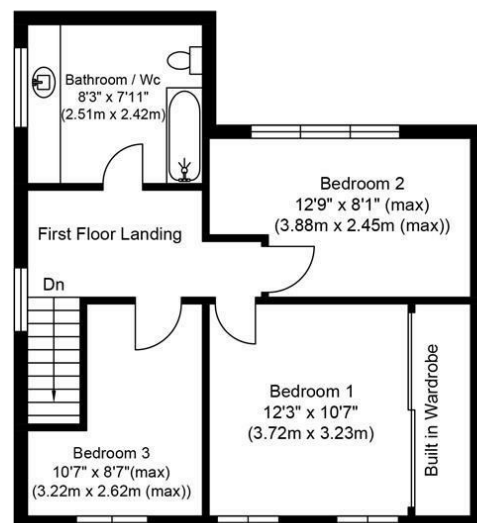




Energy Performance: Current E Potential C
Council Tax Band:



Ground Floor
Approximate Floor Area
964.55 sq. ft.
(89.61 sq. m)



First Floor
Approximate Floor Area
466.72 sq. ft.
(43.36 sq. m)



Illustration for identification purpose only, measurements are approximate, not to scale.



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.