



- 3 Bed Semi Detached House
- 20' Kitchen/Diner
- Bathroom/WC with Shower
- Ideal Family House

- Extended & Impeccably Presented
- 20' Utility Room
- Front & Rear Gardens

- Lounge with Bow Window
- WC
- Sought After Location

An impeccably presented 3 bed roomed semi detached house, pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Porch has a tiled floor, continuing through to the Reception Hall, with half panelled walls. The Lounge has a bow window to the front. The 20' Kitchen/Diner has a good range of units to the kitchen area, with sink unit, granite work surfaces, split level stainless steel fronted oven, microwave, 4 ring induction hob with solid wood display shelving over, integral fridge and dishwasher with matching doors, Velux roof lights and French doors opening to the rear garden. The 20' Utility Room has been created from the garage, with cupboard housing the plumbing for a washer, Belfast sink, wall and base units and doors to both the front and the rear. There is also a WC with low level suite and wash basin. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft via a retractable ladder. Bedroom 1 has a good range of fitted wardrobes with mirror fronted sliding doors and is to the front. Bedroom 2 is to the rear, whilst Bedroom 3 has a fitted double wardrobe and is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, double ended bath with central mixer tap, shower cubicle with mains shower and chrome towel warmer.

Externally, the Front Garden is lawned, with a range of plants and shrubs and block paved driveway to the garage. The pleasant Rear Garden has a patio, lawn, collection of shrubs and plants, gazebo and storage shed.

Barrasford Drive is conveniently located for local amenities including schools and neighbourhood shopping facilities. There are excellent road and public transport links into Gosforth and the city and other surrounding areas via the A19 and A1.

Entrance Porch 6'3 x 4' (1.91m x 1.22m)

Reception Hall 11'9 x 6'7 (3.58m x 2.01m)

Lounge 13'2 x 12'6 (into bay) (4.01m x 3.81m (into bay))

Kitchen/Diner 20'4 x 17' (6.20m x 5.18m)

Utility Room 8'2 x 20'3 (max) (2.49m x 6.17m (max))

WC

First Floor Landing

Bedroom 1 11'10 x 12'8 (max) (3.61m x 3.86m (max))

Bedroom 2 10'8 x 8'8 (+dr recess) (3.25m x 2.64m (+dr recess))

Bedroom 3 9'9 x 8' (2.97m x 2.44m)

Bathroom/WC 9'2 x 6'4 (2.79m x 1.93m)





Energy Performance: Current D Potential B
Council Tax Band: C
North Tyneside Council: 0345 2000 101
Hazlewood Community Primary School: 0.3 Miles
Gosforth High Street: 3.4 Miles
Newcastle Central Railway Station: 8.46 Miles
Newcastle International Airport: 5.1 Miles



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