



- 3 Bed Mid Terraced House
- Refitted Breakfasting Kitchen
- Small Front Garden
- Great Village location

- Updated & Well Presented
- Utility Room
- Rear Yard/Patio

- Lounge with Fireplace
- Refurbished Shower/WC
- Distant Views

A well presented and appointed 2 bedroomed mid terraced house, in a lovely central location, within this sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall has a cloaks rail and oak flooring, continuing into the Reception Hall. The focal point of the Lounge is a coal effect real flame gas fire set within an attractive Minster surround and there is a corniced ceiling and archway to the Breakfasting Kitchen, refitted with high gloss units with sink unit, solid wood work surfaces, split level double oven with 4 ring ceramic hob and extractor over. The Utility Room has a storage cupboard, plumbing for a washer and dishwasher, combi boiler, panelled walls and door to the rear. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard. Bedroom 1 is to the rear, with Bedroom 2 enjoying distant views towards the Tyne Valley to the front. The Shower/WC has been refitted with a low level wc, pedestal wash basin with mirror over, shower enclosure with rainhead and hand held showers and fully tiled walls.

Externally, the Front Garden is gravelled with mature shrubs and central alpine display and path to the front door. The Rear Yard/Patio has an artificial lawn and gate to the rear lane.

Walbottle is a sought after village on the Eastern periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.

Entrance Hall 10'10 x 3'4 (3.30m x 1.02m)

Reception Hall 4'6 x 3'3 (1.37m x 0.99m)

Lounge 13'6 x 12'0 (4.11m x 3.66m)

Breakfasting Kitchen 13'2 x 12'8 (4.01m x 3.86m)

Utility Room 7'4 x 6'8 (2.24m x 2.03m)

First Floor Landing

Bedroom 1 12'4 x 10'11 (3.76m x 3.33m)

Bedroom 2 12'0 x 10'6 (3.66m x 3.20m)

Shower/WC 8'11 x 6'0 (2.72m x 1.83m)



Energy Performance: Current D Potential B

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

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.