



- 3 Bed Detached House
- 17' High Gloss Breakfasting Kitchen
- Garage
- Excellent Family House

- Extended & Well Presented
- Refurbished Bathroom with Shower
- Beautiful Front, Side & Rear Gardens

- 22' Lounge/Dining Room
- Spacious Utility Room
- Pleasant Location with Views

A 3 bedroomed detached house with beautiful gardens in a popular location. Pleasantly situated within a cul-de-sac and enjoying distant views, this well presented and extended property has gas fired central heating and sealed unit double glazing. The Reception Hall, with understair storage cupboard, leads to the 22' dual aspect Lounge/Dining Room, with coal effect real flame gas fire within a polished wood surround. Sliding patio doors open to the rear garden. The 17' Breakfasting Kitchen is fitted with a range of high gloss wall and base units with enamelled sink unit to solid wood work surfaces. The spacious Utility Room has plumbing for a washer and there is a door to the rear. Stairs lead from the hall to the First Floor Landing, with cupboard housing the combi boiler. Bedroom 1 has distant views to the front, whilst Bedroom 2 is to the rear and Bedroom 3 is also to the front. The Bathroom/WC has been refurbished with a low level wc, vanity unit with wash basin and panelled bath with electric shower over. The Garage is attached with up and over door.

Externally, the Front and Side Gardens are lawned, with driveway to the garage, a variety of plants, shrubs and trees. The Rear/Side Garden is a lovely, beautifully tended garden with lawn, patio areas, a superb collection of shrubs and plants and a garden shed.

Acton Road is conveniently located, with good access to local amenities as well as the A1, A69 and principal road into the city making it ideal for commuting.

Reception Hall

Lounge/Dining Room 22'4 x 11'7 (6.81m x 3.53m)

Breakfasting Kitchen 17' x 8'11 (5.18m x 2.72m)

Utility Room 10'8 x 7'9 (3.25m x 2.36m)

First Floor Landing

Bedroom 1 12'4 x 9'6 (+dr recess) (3.76m x 2.90m (+dr recess))

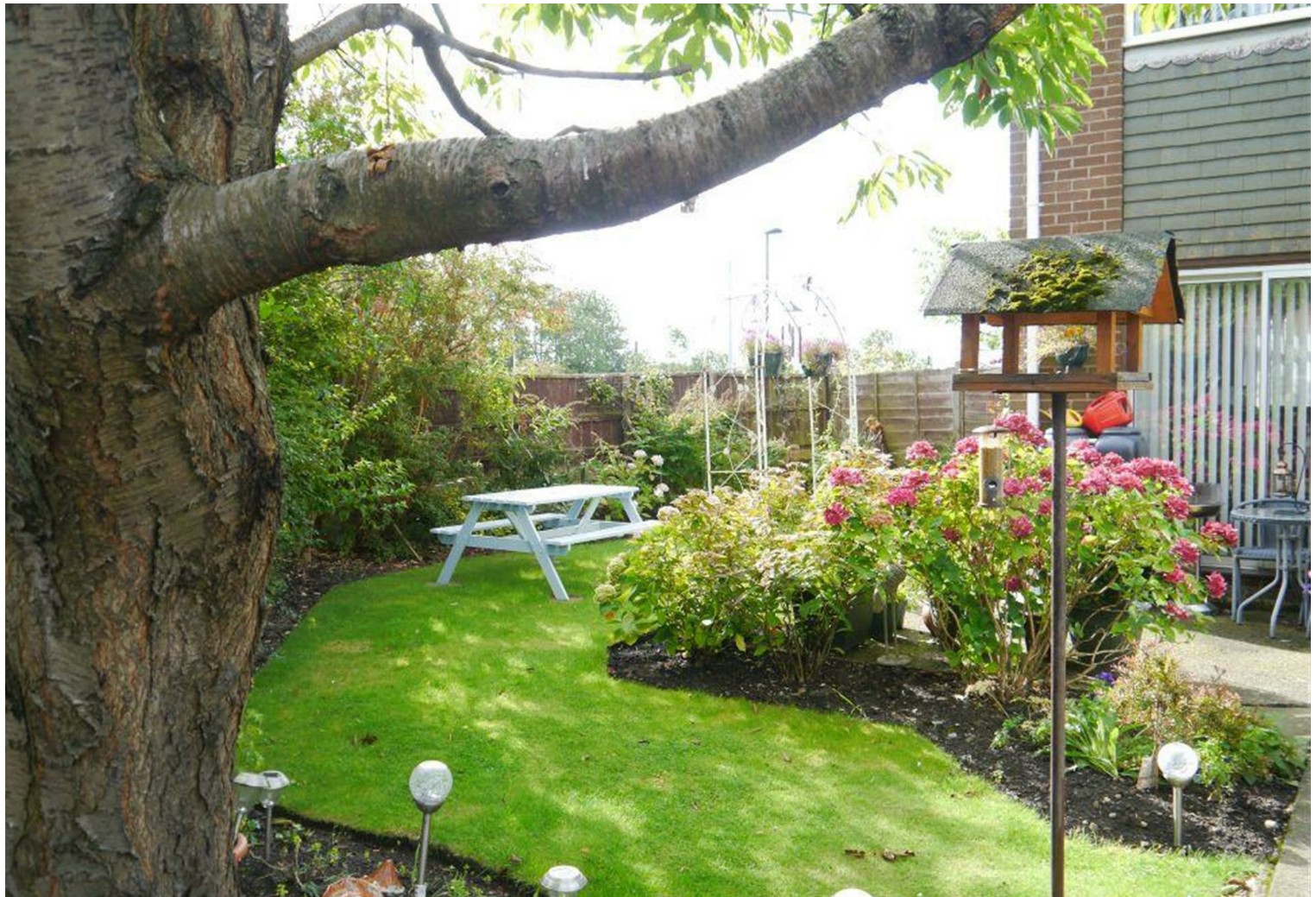
Bedroom 2 10'3 x 9'4 (+dr recess) (3.12m x 2.84m (+dr recess))

Bedroom 3 8'2 x 8' (2.49m x 2.44m)

Bathroom/WC 8'7 x 5'6 (2.62m x 1.68m)

Garage 16'2 x 8'2 (4.93m x 2.49m)





Energy Performance: Current D Potential C
Council Tax Band: C
Newcastle City Council: 0191 278 7878
West Denton Primary School: 0.9 Miles
Newcastle Central Railway Station: 5.37 Miles
Newcastle International Airport: 5.35 Miles



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