



Downham Road, Knutton, Newcastle ST5 6DF

Offers in excess of £130,000



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Entrance Hall

Double glazed door to front elevation, stairs to first floor landing, wood effect laminate flooring, radiator, door to:-

Lounge

11'9 max x 11'8 max (3.58m max x 3.56m max)

Double glazed window to front elevation, wood effect laminate flooring, radiator.

Kitchen/Breakfast Room

14'8 max x 8' max (4.47m max x 2.44m max)

Double glazed door to side elevation, double glazed french doors to rear elevation opening onto decked patio area, two double glazed windows to rear elevation, comprising a range of wall, base and drawer units having high gloss finished doors with wood effect work surfaces over, incorporating resin sink with single drainer and mixer tap, space for cooker having stainless steel extractor canopy over, recess for washing machine, space for fridge freezer, breakfast bar area, under stairs storage cupboard having double glazed window to side elevation, recessed spotlights to ceiling, wood effect laminate flooring, radiator.

First Floor Landing

Double glazed window to front elevation, loft access, doors to:-

Bedroom One

14'8 max x 10' max (4.47m max x 3.05m max)

Double glazed window to front elevation, radiator.

Bedroom Two

12'2 max x 8'2 max (3.10m max x 2.49m max)

Double glazed window to rear elevation, built in wardrobe, radiator.

Bathroom

Double glazed window to rear elevation, comprising low level WC, pedestal wash hand basin, panelled bath having shower over and glass shower screen, part tiled walls, extractor fan, tiled flooring, radiator.

Outside/Externally

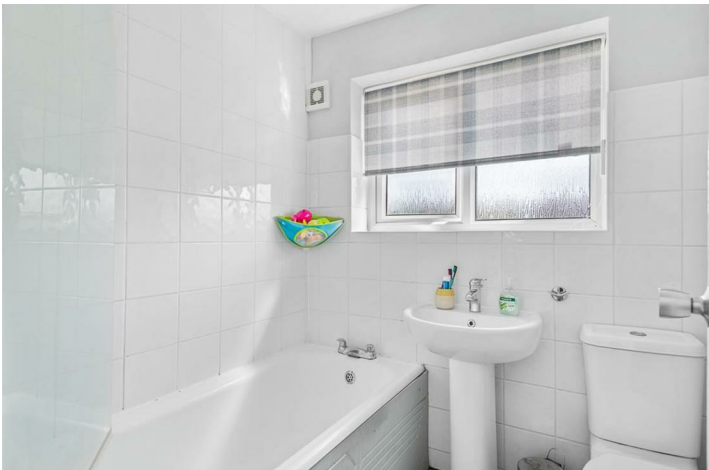
To the front of the property there is a block paved driveway providing off road parking with gravelled garden area for ease of maintenance, whilst to the side of the property the driveway continues having double wooden gates giving access to the rear garden area and detached sectional single garage.

To the rear of the property there is an enclosed garden having raised decked patio area leading down to a further paved patio area and garden area being laid to lawn with hard standing area ideal for garden shed, this all being enclosed by fencing.

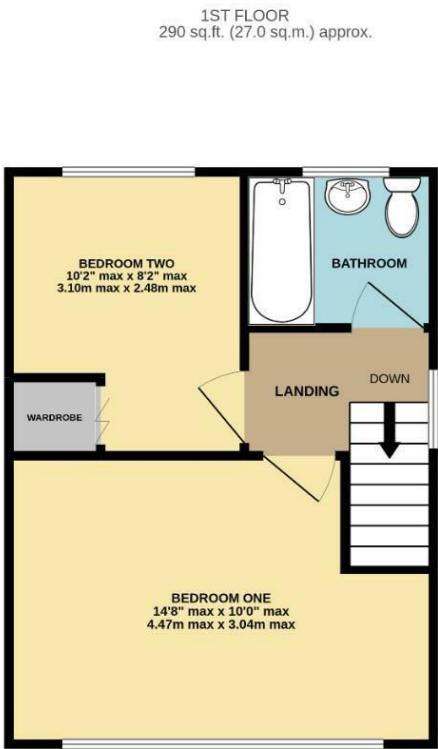
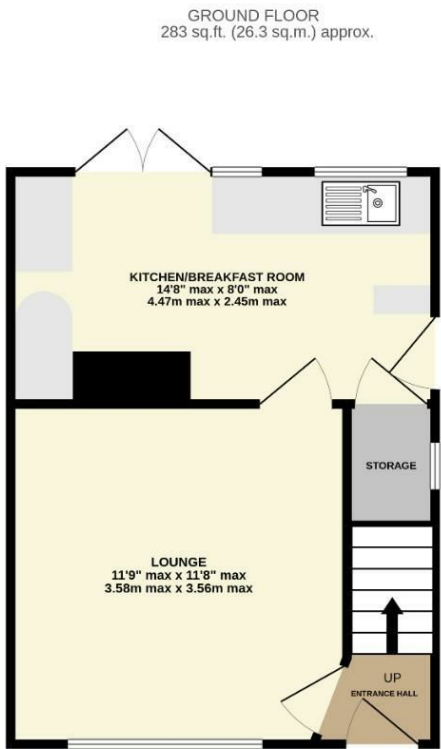
Detached Garage

18'1 x 7'9 (5.51m x 2.36m)

This detached sectional single garage has double wooden doors to front elevation with window to side elevation.



Floor Plan



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

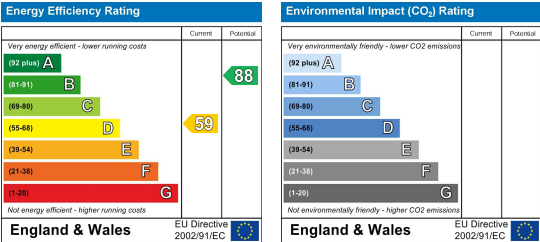
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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