



Pilkington Avenue, Westlands, Newcastle ST5 3RD

Offers in excess of £350,000



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Entrance Porch

Door to front elevation having double glazed glass side panel, quarry tiled flooring, door to:-

Entrance Hall

This spacious, light and airy entrance hall has door to front elevation, coving to ceiling, stairs to first floor landing, two storage cupboards, radiator, doors to:-

Reception Room

13'9 into bay x 11'2 max (4.19m into bay x 3.40m max)

Double glazed bay window to front elevation, coving to ceiling, radiator.

Lounge

15'11 x 11'1 max (4.85m x 3.38m max)

Double glazed wooden french doors to rear elevation having double glazed glass side panels, coving to ceiling, beautiful feature fireplace having wooden mantle over with tiled hearth, radiator.

Conservatory

12'7 max x 10'7 max (3.84m max x 3.23m max)

Being of brick and UPVC construction having double glazed french doors to side elevation, double glazed windows to both side and rear elevations, tiled flooring having underfloor heating.

Kitchen/Diner

18'5 max x 11' max (5.61m max x 3.35m max)

This good size spacious refitted kitchen/diner has double glazed door to side elevation, double glazed windows to both side and rear elevations, comprising a range of wall, base and drawer units having marble effect work surfaces over, incorporating stainless steel one and a half bowl sink with single drainer and mixer

tap, stainless steel five burner hob having stainless steel extractor canopy over, built in double oven, integrated fridge and dishwasher, recessed spotlights to ceiling, under stairs storage cupboard having space for freezer and washing machine, a further cupboard housing gas central heating boiler, wood effect vinyl flooring, radiator,

First Floor Landing

Double glazed window to side elevation, loft access, coving to ceiling, picture rail, airing cupboard having double glazed window to side elevation, built in storage over the staircase, radiator, doors to:-

Master Bedroom

15'4 x 11'1 max (4.67m x 3.38m max)

Double glazed window to rear elevation, coving to ceiling, radiator, door to:-

En-Suite

This modern style en-suite shower room has double glazed window to rear elevation, comprising low level WC, vanity wash hand basin having cupboard below, corner shower cubicle having glass sliding door with electric shower over, fully tiled walls, recessed spotlights to ceiling, tiled flooring having underfloor heating.

Bedroom Two

14'3 into bay x 11'2 max (4.34m into bay x 3.40m max)

Double glazed bay window to front elevation, coving to ceiling, radiator.

Bedroom Three

10'9 x 6'9 (3.28m x 2.06m)

Double glazed window to front elevation, coving to ceiling, radiator.

Family Bathroom

The beautiful modern style family bathroom has double glazed window to side elevation, comprising low level WC, vanity wash hand basin having cupboard below, panelled bath having shower over and glass shower screen, fully tiled walls, recessed spotlights to ceiling, tiled flooring having underfloor heating.

Outside/Externally

To the front of the property there is a cobbled driveway providing ample off road parking also giving access to the attached single garage with raised slate gravelled borders and steps leading up to the property.

To the rear of the property there is a beautiful well maintained enclosed garden having cobbled patio area where you will also find access to the attached single garage via pedestrian door, steps leading down to further cobbled patio areas and garden area being laid to lawn having well stocked borders with an array of mature shrubs and trees, this all being enclosed by brick wall and fencing.

Garage

18' x 10'3 (5.49m x 3.12m)

Double wooden doors to front elevation, pedestrian door to rear elevation, power and lighting.

Council Tax

Council Tax Band D



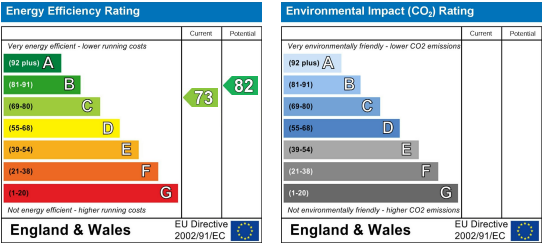
Floor Plan



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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