



4



1



2

- 4 Bedroom End Terrace House
- Driveway Parking
- Gas Central Heating
- EPC tbc

- Great Open Plan Extension to the Rear
- Highly Sought After Location
- Sealed Unit Double Glazed Windows

- Enclosed South Facing Rear Garden
- Utility & Downstairs w/c
- Council Tax Band C

Absolutely stunning, extended 4 bedroom end terraced house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with laminate flooring, Internal Hallway with stairs to the first floor. Lounge which has a feature fireplace with a log burner, picture rail and coving to the ceiling, storage cupboard and sliding doors leading to the open plan Living / Dining / Kitchen area which has Tri-Folding doors onto the rear garden, laminate flooring, wall and base units, work top surfaces and a breakfast bar, one and a half stainless steel sink and drainer unit, integrated dishwasher, double oven and ceramic hob, 3 Velux windows and spotlights to the ceiling. Garage / Utility Area with plumbing for a washing machine, Downstairs w/c with a low level w/c, vanity unit with a wash hand basin, laminate flooring and spotlights to the ceiling. First floor Landing which has a loft hatch with pull down ladders. Bathroom with a freestanding bath, walk-in double shower cubicle with a mains shower, tiled splash back, low level w/c, vanity unit with a wash hand basin. Bedroom 1 is to the front aspect and has a cast iron fireplace and a storage cupboard. Bedrooms 2 and 4 are to the rear aspect, Bedroom 3 is to the front aspect.

Externally there is a block paved Driveway to the front giving parking for 2 cars leading to the Garage via double doors. Too the rear there is a lovely enclosed garden with mature shrubs and hedges, lawn and paved patio area which enjoys a Southerly aspect.

North Walbottle is a sought after area on the Western 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.





Energy Performance: Current C Potential C
Council Tax Band: C

Distance from Milecastle Primary School: 1.8 miles
Distance from Kenton Bank Foot Metro: 3.2 miles
Distance from International Airport: 4.7 miles
Distance from Central Train Station: 6.8 miles

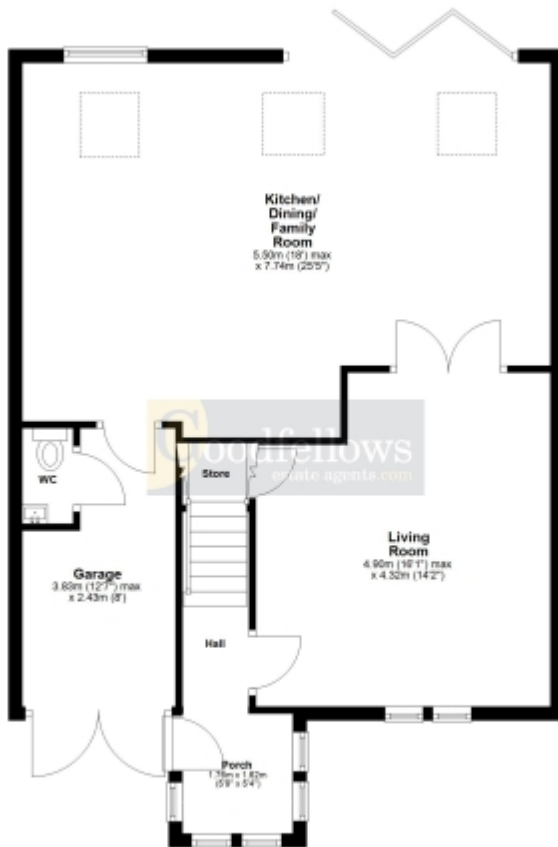
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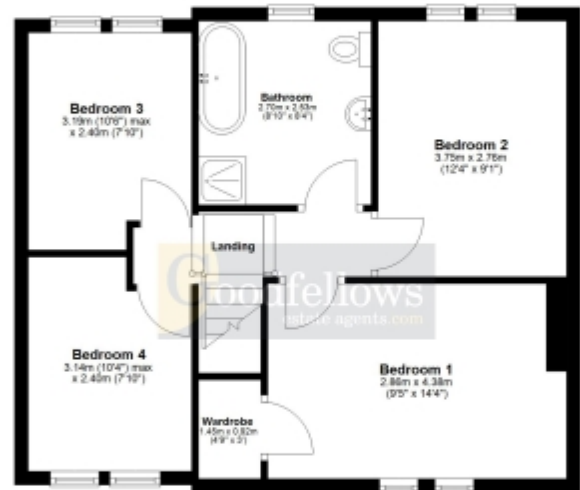
Ground Floor

Approx. 76.1 sq. metres (819.1 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 128.4 sq. metres (1381.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.