



FOLLOW  **LLS**

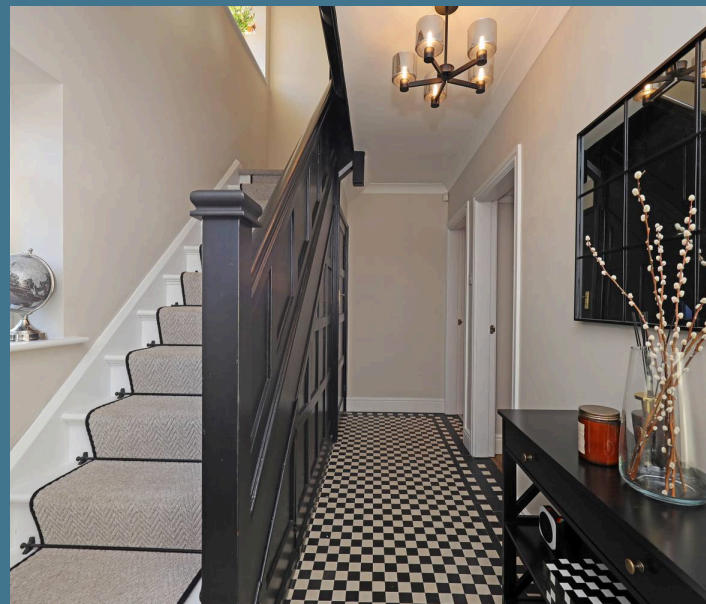
2B Friarswood Road, Newcastle - ST5 2EG
£230,000

- Semi Detached Character Property
- Town Centre Location
- Attractive Bay Frontage
- Beautifully Presented Interior
- Feature Living Room and Spacious Dining Kitchen
- Two Large Double Bedrooms
- Reappointed Bathroom and Washroom
- Private Rear Garden

A most conveniently situated semi detached property, within walking distance of the town centre, having an attractive bay fronted elevation. Beautifully presented and refurbished by its current owners retaining original feature flooring, log burner within the living room and a spacious dining kitchen with separate utility/cloaks. There are two large double bedrooms to the first floor and a stylish refitted bathroom with separate washroom. There is considerable privacy to the rear and double width off-road parking. (Please note there is currently no dropped kerb access onto the driveway).

Accommodation in detail: –

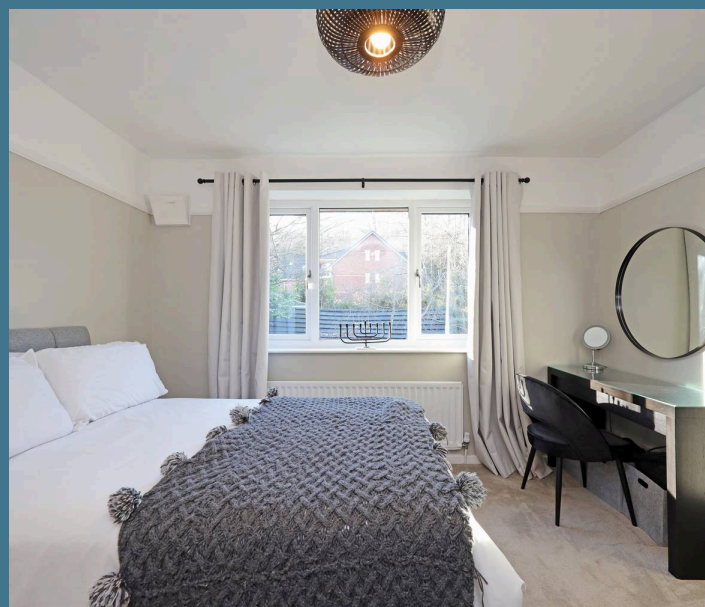
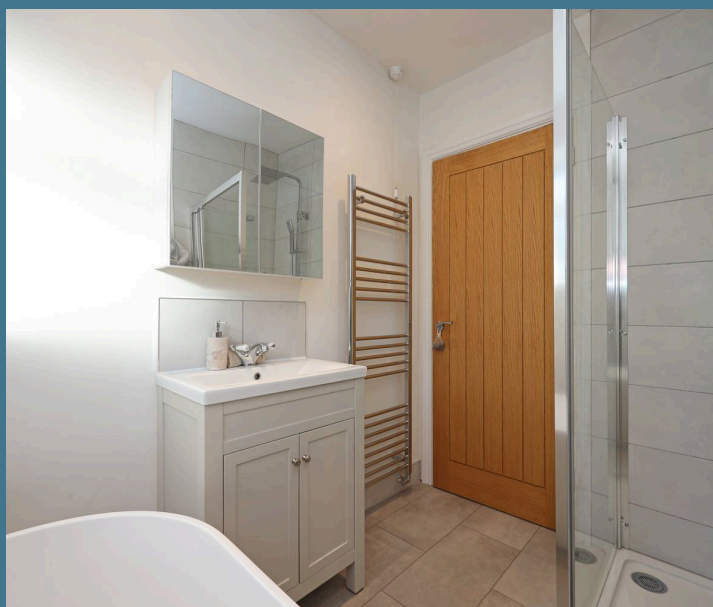
Reception hallway with composite front entrance door, dual aspect windows and original feature tiled flooring. A staircase leads to the first floor with under storage. The living room features traditional herringbone wood block flooring with large bay window outlook and an attractive log burner set within chimney breast having slate hearth.





There is a spacious rear dining kitchen fitted with a range of base/wall units having Integrated dishwasher, electric oven, induction hob with glass splashback and extractor. Large format tiled flooring continues through to a utility porch with rear access and matching style cupboards with space/plumbing for washing/drying facilities. Off the utility is a cloaks WC.

First floor landing with loft access opens to two large double bedrooms with the master having a repeat large bay window outlook to the front. The bathroom has been stylishly reappointed with a freestanding bath having integrated shower tap, large separate walk-in shower cubicle with rain drip power shower and vanity wash basin. A separate washroom with WC and wash basin is fitted to similar style.

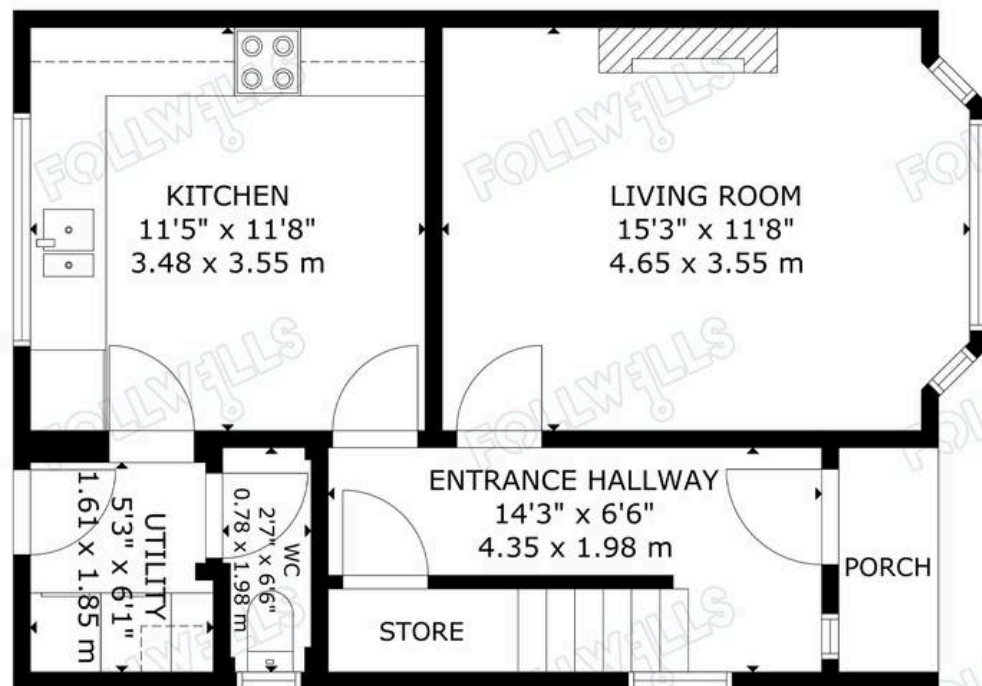


Externally, there is a front lawn area and double width parking (not currently having dropped kerb access). Modern stone paving leads to the front door and continues to the side and a private rear patio with further lawn area.

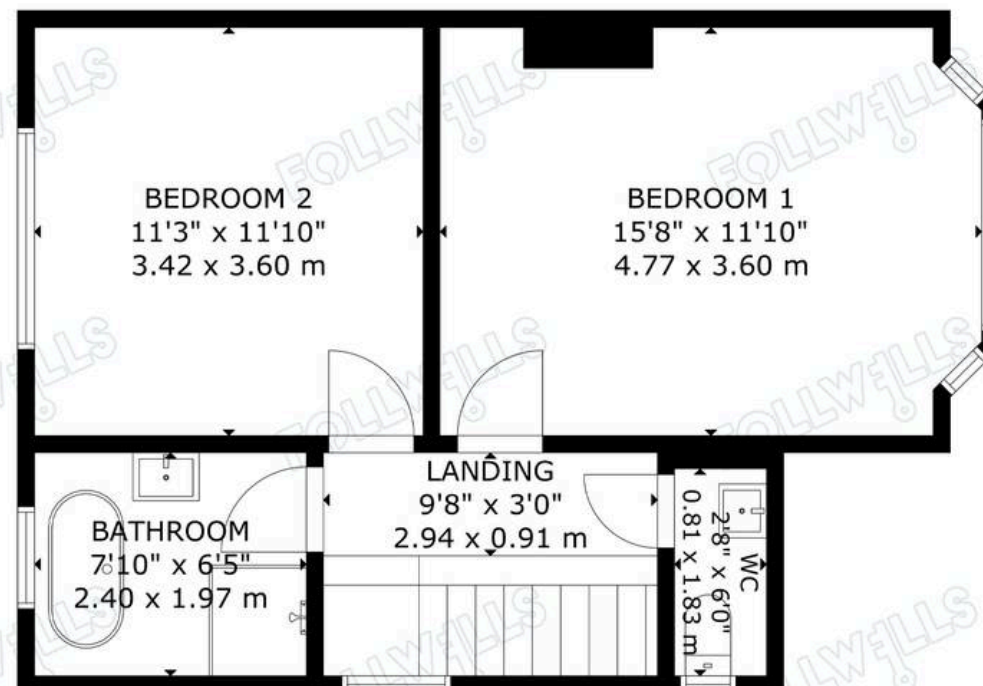
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR