



FOLLWELLS

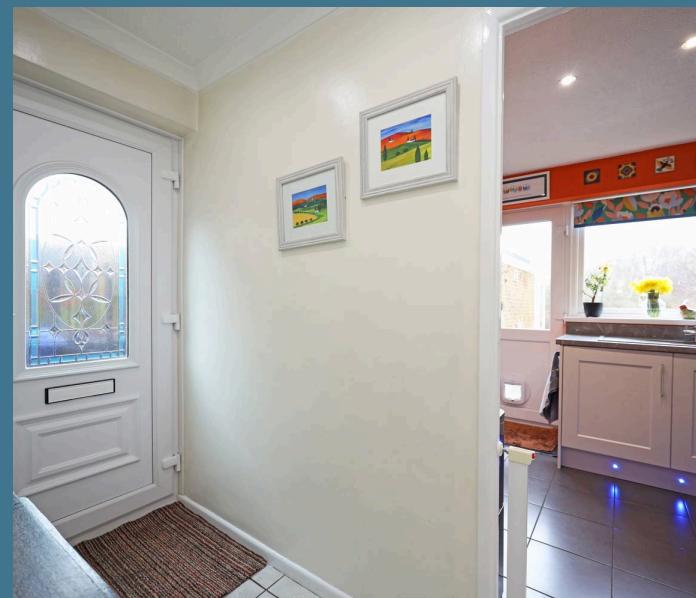
9 Horatius Road, Newcastle - ST5 7QG
£160,000

- Well Presented Two Bedrooms Semi Detached House
- Quiet End Of Development Cul-De-Sac Location
- Adjacent To Fields And Woodlands
- Energy Efficient Electric Heating With Solar Panels
- Refitted Kitchen
- Feature Log Burner To Living Room
- Ample Parking
- Detached Brick Store And Garden Room
- Elevated Rear Aspect Not Overlooked

A well presented two bedroom semi detached house, situated in a quiet end of development cul-de-sac location with elevated rear aspect enjoying views over adjacent landscape. The property has undergone various improvements by its current owner to include solar panel installation with replacement electric radiators, double glazing, refitted kitchen and a feature freestanding log burner situated in the living room. Externally there is ample parking with a teared rear garden enjoying elevated views and having a detached brick store with attached UPVC glazed garden room.

Accommodation: –

Side entrance into hallway with tiled flooring and pantry. Kitchen with re-fitted units, electric underfloor heating and LED mood lighting. Integrated fridge freezer, washing machine, electric double oven and induction hob with extractor. Tiling to floor and window/door overlooking and giving access out onto the rear. Matching tile floor from hallway continuing through to the living room with front facing bow window and staircase to first floor. The living room also features a freestanding log burner.





Landing with airing cupboard and pull down ladder to loft. Front facing bedroom fitted with triple wardrobe having mirror sliding doors. Second bedroom rear facing with elevated views. Tiled bathroom with shower over bath, wash basin and fitted cupboards. Separate WC.

Externally the property stands at the end of a quiet cul-de-sac. There is parking in front and to the side of the property leading to a detached brick store with up and over door and power connection. Behind the store there is internal access to a UPVC framed garden room providing various uses and enjoying further elevated views. There is a small terraced rear garden to include patio, block paved pathway and small lawn area.

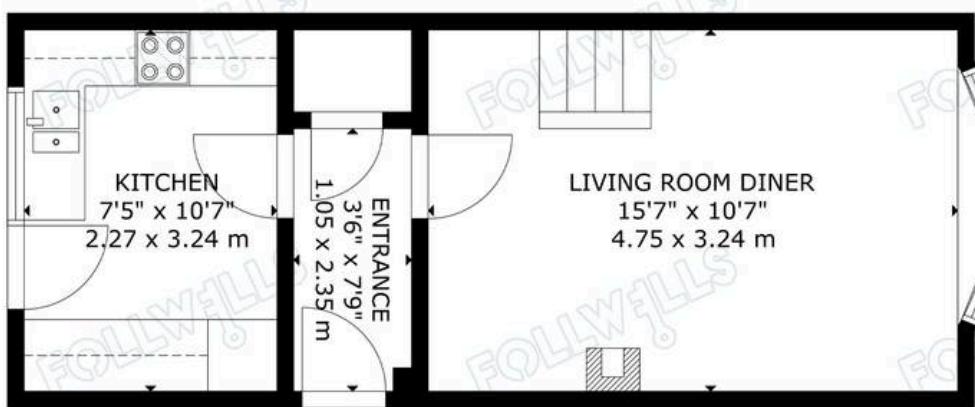
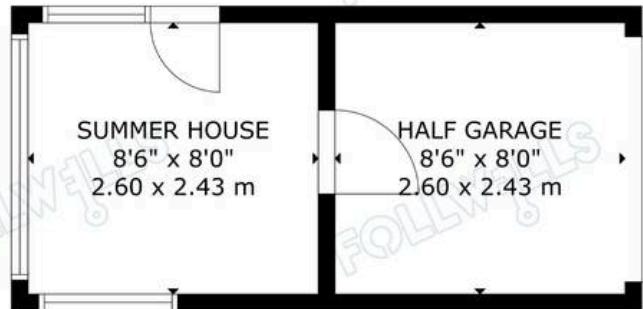
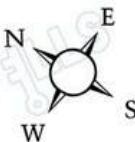
Agents note:- There is currently a new housing development being constructed to land neighbouring this development with access off Apedale Road. The land directly behind the property does not form part of the development. Land directly to the right hand side of the rear boundary does form part of the development, however it is scheduled for landscaping with drainage pond/recreational area and is not scheduled for the construction of dwellings within the new development.

Council Tax band: A

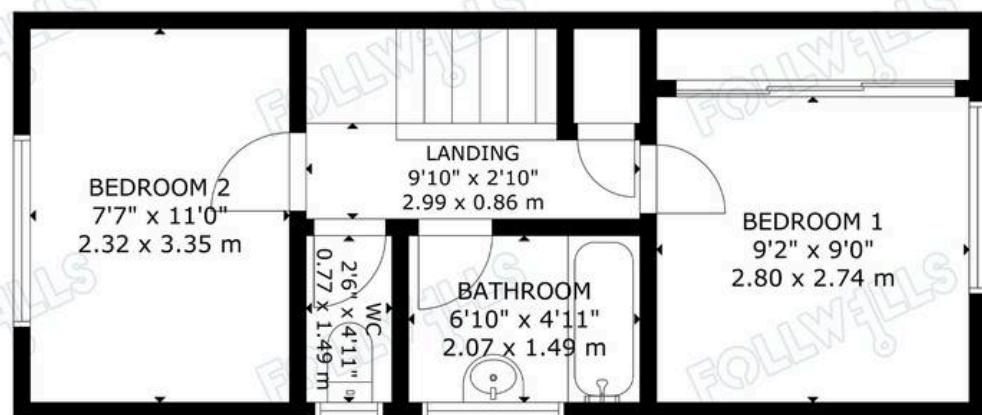
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 56 m²/600 sq.ft

GROUND FLOOR: 28 m²/297 sq.ft, FIRST FLOOR: 28 m²/303 sq.ft

EXCLUDED AREAS: GARAGE: 13 m²/140 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY