

Estate Agents & Chartered Surveyors

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**11 THORNLEY ROAD NEWCASTLE UPON TYNE TYNE & WEAR NE5 2AS**



- EXTENDED SEMI DETACHED RESIDENCE
- BREAKFASTING KITCHEN
- BLOCK PAVED DRIVE AND GARAGE
- BELLWAY EXPRESS MOVER PROPERTY

- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- SIZEABLE REAR GARDEN

**Offers In The Region Of £165,000**



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\*\*\* EXTENDED FOUR BEDROOM SEMI DETACHED HOME \*\*\* PRICED TO SELL \*\*\*

We are delighted to offer for sale this well presented four bedroomed semi-detached property. Ideally situated in this popular residential area within close proximity to local amenities, transport links and the A1. Briefly comprising entrance hallway, WC, lounge, dining room, conservatory and kitchen/breakfast room. To the first floor there are four bedrooms and a family bathroom/w.c. Externally there is a driveway providing off-street parking, a garage and front garden, whilst to the rear there is good sized back garden with lawn and patio area.

## PROPERTY DETAILS

### GROUND FLOOR ACCOMMODATION

#### ENTRANCE HALLWAY

Delft rack. Laminate flooring. Central heating radiator.

#### WC

Low level WC. Pedestal wash hand basin. uPVC double glazed window.

#### LOUNGE

12'5" x 12'5" - plus bay window (3.79 x 3.79 - plus bay window)  
Corniced ceiling. Multi fuel stove. uPVC double glazed bay window.  
Central heating radiator. Glass panelled doors to dining room.



#### DINING ROOM

10'4" x 12'10" (3.17 x 3.92)  
Corniced ceiling. uPVC double glazed French doors to conservatory.  
Central heating radiator.



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## CONSERVATORY

8'8" x 10'2" (2.65 x 3.12)

Laminate flooring. Door to rear garden. Two central heating radiators.



## BREAKFASTING KITCHEN

9'0" x 16'7" (2.75 x 5.07)

A modern kitchen fitted with a good range of wall and floor units with contrasting worktops. Integrated electric oven and microwave. Electric hob with extractor over. Space for washing machine and fridge freezer. One a half bowl stainless steel sink and drainer unit with mixer tap over. Breakfast bar. Laminate flooring. Recessed down lights. uPVC double glazed windows and door to rear garden. Central heating radiator. Door to garage.



## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space via loft ladders.

### BEDROOM ONE

11'7" x 11'7" - plus bay window (3.55 x 3.55 - plus bay window)

uPVC double glazed bay window. Central heating radiator.



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## BEDROOM TWO

7'11" x 15'4" (2.42 x 4.68)

Two uPVC double glazed windows. Central heating radiator.



## BEDROOM THREE

8'2" x 10'8" (2.49 x 3.27)

uPVC double glazed window. Central heating radiator.



## BEDROOM FOUR

11'9" x 7'10" (3.60 x 2.40)

uPVC double glazed window. Central heating radiator.



## BATHROOM \ WC

4'7" x 7'10" (1.40 x 2.40)

Panelled bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls. Recessed down lights. uPVC double glazed window. Central heating radiator.





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## EXTERNAL ACCOMMODATION

To the front of the property there is a block paved drive providing off street parking for two vehicles and giving access to the single garage. At the rear there is a good sized rear garden, mainly laid to lawn with patio area.



## TENURE

Freehold.

## VIEWING ARRANGEMENTS

By appointment with our Whitley Bay office 0191 2522920.

## FIXTURES AND FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

