



3



1



1

- 3 Bedroomed Semi Detached House
- Dual Aspect Lounge with Fireplace
- Front, Side & Rear Gardens
- Ideal First Purchase

- Pleasant Cul-de-Sac Location
- Breakfasting Kitchen
- Gas CH & SUDG

- Well Presented & Appointed
- Refurbished Bathroom/WC with Shower
- Sought After Area

A well presented 3 bedroomed semi detached house, pleasantly situated within a small cul-de-sac in this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the dual aspect Lounge, the focal point of which is a pebble style contemporary electric fire. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with extractor over, integral dishwasher with matching door and door to the side. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 overlooks a green to the front. Bedroom 2 is also to the front, with Bedroom 3 to the rear and side. The Bathroom/WC has been refurbished with a contemporary white suite with wc with concealed cistern, wash basin with storage under, panelled bath with rainhead and hand held showers over, folding shower screen, fully tiled walls and floor, and chrome towel warmer.



Externally, the Front Garden is laid with bark and gravel, with a hedge to the front and path to the front door. A gate opens to the Side Garden, enclosed and private, lawned with borders housing a range of plants and shrubs. There are also 2 outside cupboards and a cold water tap. The Rear Garden is West Facing and is also lawned, with hedge surround.



Westerhope is a popular location on the Western periphery of Newcastle. Naworth Drive, is well placed for local amenities as well as main road and public transport links into the city and other surrounding areas.

Reception Hall

Lounge 18'8 x 11'3 (5.69m x 3.43m)

Breakfasting Kitchen 13'4 x 9' (4.06m x 2.74m)

Utility Room 8'10 x 4'6 (2.69m x 1.37m)

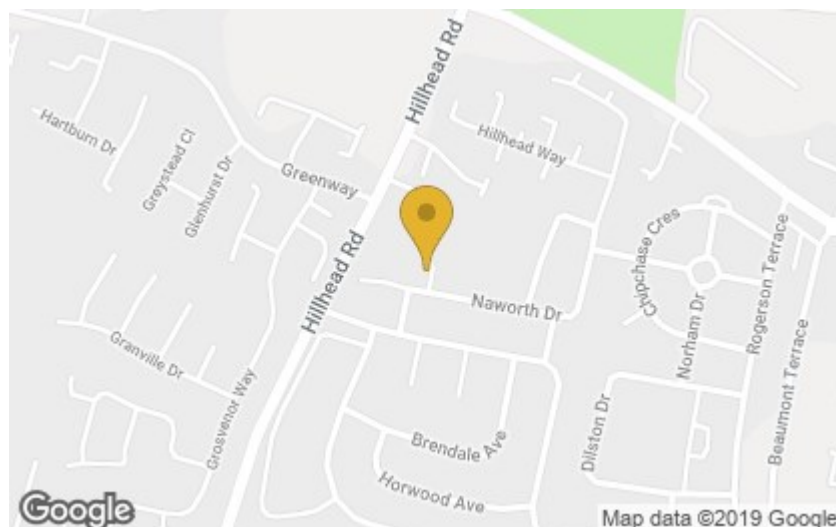
First Floor Landing

Bedroom 1 12'3 x 11'4 (3.73m x 3.45m)

Bedroom 2 13'6 (max) x 8'8 (+dr recess) (4.11m (max) x 2.64m (+dr recess))

Bedroom 3 9'4 x 7' (2.84m x 2.13m)

Bathroom/WC 5'4 x 11' (max) (1.63m x 3.35m (max))



Energy Performance: Current D Potential C

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.