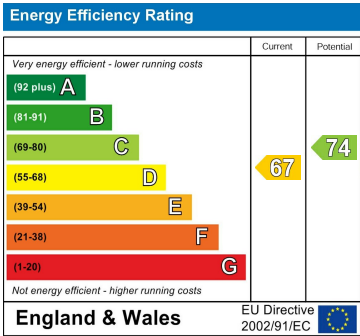




Whitley Road, Wellfield



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £260,000

Description

TWO BEDROOM SEMI DETACHED HOME IN SOUTH WELLFIELD - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this two bedroom semi detached family home, positioned ideally within South Wellfield. Boasting spacious accommodation, consisting of two good sized bedrooms, two generous reception spaces, dining kitchen and family bathroom, this ideal home is complete with a north west facing rear garden, detached garage and driveway parking.

Briefly comprising: Entrance porch leads into a welcoming living room, featuring a front facing bay window overlooking the patio garden and an electric fire, creating a comfortable focal point to the room.

Doors leads through to the dining kitchen, fitted with a range of wall and base units, an integrated gas hob and cooker, and an overhead extractor fan. There is plumbing for a washing machine and space for an under counter dishwasher. Two large windows allow plenty of natural light to flood the room, while a breakfast bar provides an ideal space for everyday family dining and entertaining.

From the kitchen, a further door opens into the rear sunroom, enjoying views over the garden and providing direct access outside.

The staircase rises from the living room to the first floor landing, giving access to two double bedrooms and the family bathroom. The property was previously a three bedroom house which could easily be reverted back.

The master bedroom is positioned to the front of the property and benefits from two windows, allowing for an abundance of natural light, complete with fitted sliding door wardrobes. An archway leads to a dressing area.

The second double bedroom is situated to the rear and enjoys views over the rear garden, together with fitted sliding door wardrobes providing useful storage.

The family bathroom is fitted with a WC, wash hand basin, bidet, separate shower cubicle with overhead shower, and a jet spa bath. A rear facing window provides natural light and ventilation, while fitted wall units offer storage.

Further benefits include a boarded loft space, accessed via loft ladders and benefitting from electricity and a two Velux windows.

Externally, the property enjoys a low maintenance paved rear garden. A gate provides access to the front of the property, while a door leads into the detached garage, which benefits from electricity and windows, making it ideal for storage.

To the front, a large driveway provides off road parking, complemented by a patio garden which offering attractive outdoor space.

Situated within a highly regarded and mature residential area of Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle, the property's location is certainly sought after.

Porch
5'10" x 3'7"

Living Room
16'6" x 12'11"

Dining Kitchen
15'11" x 9'7"

Sunroom
8'7" x 8'4"

Landing
8'7" x 6'0"

Master Bedroom & Dressing Area
18'11" x 15'7"

Bedroom
10'5" x 8'10"

Family Bathroom
10'7" x 7'10"

Rear Private Garden

Detached Garage
9'9" x 17'1"

Driveway and Front Garden

Tenure
Freehold

