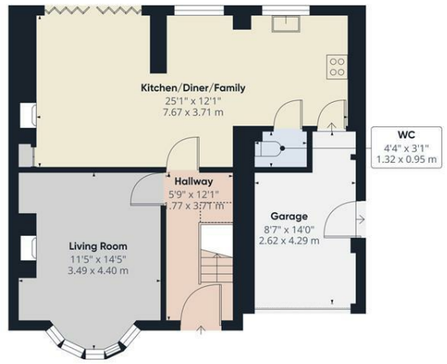
Brannen&Partners

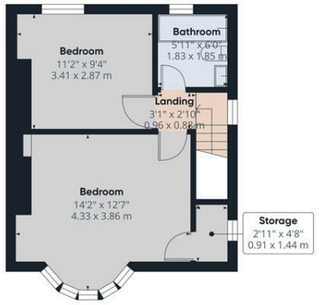
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Houxty Road, South Wellfield





Ground Floor



Floor 1

Approximate total area(1)

941 ft²

87.5 m²

Reduced headroom

4 ft²

0.4 m²

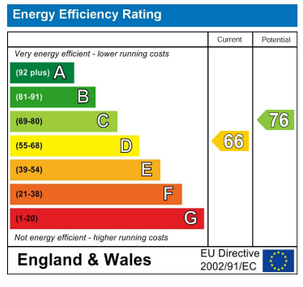
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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 £295,000

Description

BEAUTIFULLY APPOINTED REFURBISHED & EXTENDED TWO BEDROOM SEMI-DETACHED PROPERTY SITUATED IN SOUTH WELLFIELD OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this wonderful two bedroom semi-detached property situated within this popular location in South Wellfield. Boasting bright and airy accommodation, thoughtfully renovated throughout, open-plan living, private rear garden, garage and driveway parking.

Briefly comprising: Entrance to a bright and inviting hallway giving access to all rooms and stairs to the first floor. Overlooking the front of the property is the living room offering a comfortable space to relax, a bay window allows plenty of natural light to fill the room and an exposed brick firebreast offers an attractive focal point.

To the rear of the property is an impressive, open-plan kitchen/diner/family room providing a wonderful sociable space perfect for family living and entertaining. The seating/dining area has bi-folding doors which open out to the rear garden. The well equipped kitchen has a good range of fitted wall and base units, integrated appliances include a Bosch induction hob, oven, extractor fan, dishwasher and space for a freestanding fridge/freezer. From the kitchen there is access to a separate W.C. and the integral garage.

To the first floor are two double bedrooms and bathroom. The primary bedroom features a bay window overlooking the front of the property and benefits from a walk in storage cupboard. The fully tiled modern bathroom comprises a bath with shower over, hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a good sized private garden, side access leads to the front where there is a garden, block paved driveway and garage.

Situated within a highly regarded and mature residential area of South Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle. The location is certainly sought after, being so close to Whitley Bay and the beautiful North East coastline.

Entrance Hallway

Living Room
14'5" x 11'5"

Kitchen/Diner/Family Room
25'1" x 12'2"

W.C.

Bedroom One
14'2" x 12'7"

Bedroom Two
11'2" x 9'4"

Bathroom
6'0" x 6'0"

Garage

Externally
Externally to the rear is a good sized private garden, side access leads to the front where there is a garden, block paved driveway and garage.

Tenure
Freehold











