



KENSINGTON VILLAS , WESTERHOPE , NEWCASTLE UPON TYNE NE5 5HN

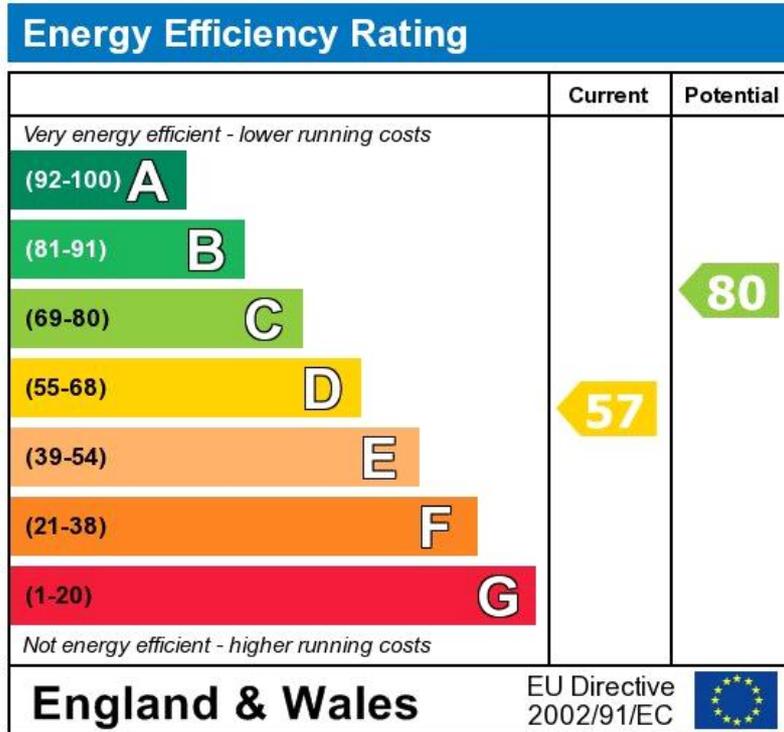
£174,950



PROPERTY REFERENCE CODE: RS0266

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Wilson Defraime are delighted to bring to the market for the first time this very large and spacious 4 Bedroom semi-detached 1930's style family home. The property benefits from a true facing southerly garden, newly laid block paved driveway. Access to local amenities.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Access via large block paved paved driveway in two tone grey with decorative kerb stones, mature conifers to side, small picket style fence into composite door with beautiful bevelled stain glass panels, into small entrance lobby.

Entrance Lobby (1.20m x 1.22m into stairwell)

Decorative paper to walls, pendant light fitting to ceiling, alarm sensor, radiator panel, carpet to floors, staircase leading to first floor and door leading to lounge.

Lounge (4.16m x 5.02m into bow window)

Beautiful large room with picture height dado to ceiling, large chandelier bow window double glazed, bevelled and leaded top panels, carpets to floors, 3 x radiators, modern decor, door to under stair storage, door to large kitchen/diner.

Kitchen/Diner (7.47m x 4.72m narrowing to 2.6m)

Ceramic tiles in grey grain effect to kitchen area with breakfast bar, large 5 burner double oven range burner, tiles to splash back in white modern grain with decorative mosaic boarder, stainless steel extractor above with glass surround, a range of modern wall and base units in blue quartz gloss, matt white 3d effect worktops with decorative grey boarder, space for bar stools, space for slimline dishwasher, space for washing machine, space for upright fridge freezer and space for wine cooler, lovely modern white resin sink with modern drainer, chrome mixer taps, double glazed window overlooking rear south facing garden, panelling to ceiling with recessed chrome spotlights, radiator with thermostatic valve, door leading to small storage area, previously garage, which has been reduced to make way for kitchen refurbishment, Door to south facing garden.

Small Store (2.36m x 1.93m)

Carpet to floors, roller shutter door, spotlight track to ceiling, power, space for tumble dryer and space for

storage.

Open plan dining area

Carpets to floors, radiator with thermostatic valve, modern decor to walls, wall mounted television point, modern glass pendant light fitting to ceiling, double french doors with matching side windows leading into conservatory, space for table and chairs, lovely size room, double doors leading into conservatory.

Conservatory (3.19m x 2.86m)

Carpet to floors, windows to three sides, sloping upvc ceiling, double french doors leading on to rear garden and patio area, modern decor to walls, light fitting to wall, wall mounted electric heater.

Staircase leading to first floor

Carpets to floor, modern decor to walls, pendant light fitting to ceiling, split staircase at the top of the landing with door leading to master bedroom and all first floor accommodation.

Master Bedroom (5.26m x 2.99m)

Carpets to floors, modern decor to walls, upvc double glazed window with bevelled and leaded crystal top openers to front elevation, large radiator with thermostatic valve, chandelier light fitting to ceiling, door to above stair storage, archway leading to bedroom 4 currently used as dressing room.

Bedroom 4 (3.36m x 1.88m)

Large radiator with thermostatic valve to front elevation with double glazed window with bevelled and leaded crystal top openers, concealed light fitting to ceiling.

Family bathroom located to the rear of the property (3.00m x 1.86m)

Lovely modern bathroom, recently refurbished to a very high standard with 4 piece suit, quadrant shower with speckled wall cladding, thermostatic shower with rain fall head and side shower head with raiser bar, cladding to ceiling with recessed chrome spotlights, large radiator with thermostatic valve, matt finish speckled black tiles with contrasting grout to floors and fully tiled walls with mosaic glass black and coffee tiling to central panel of bath, double ended white bath with victorian style mixer tap with shower head, wall mounted wash basin with individual chrome taps, traditional style toilet in white, upvc double glazed window with opaque glass to rear elevation.

Bedroom 2 located to the rear of the property (3.93m x 2.57m)

Modern decor to walls, picture dado rail to ceiling area, pendant light fitting, radiator with thermostatic valve, new upvc double glazed window with 2 openers to rear elevation and southernly aspect, carpets to floors.

Bedroom 3 located to the rear of the property (2.73m x 2.45m)

Carpets to floors, pendant light fitting to ceiling, double glazed window to rear elevation with southernly aspect, radiator with thermostatic valve.

First floor landing split across both sides (3.96m x 0.96m)

Carpets to floors, pendant light fitting to ceiling.

Property has benefits of true southernly facing garden with granite style patio immediately proceeding from conservatory and kitchen leading to raised fully decked area with new fencing, space for multiple sheds or green house, space for pots, plants and furniture.





TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.