



ROKEBY AVENUE, LEMINGTON, NEWCASTLE UPON TYNE NE15 8AE

£113,950



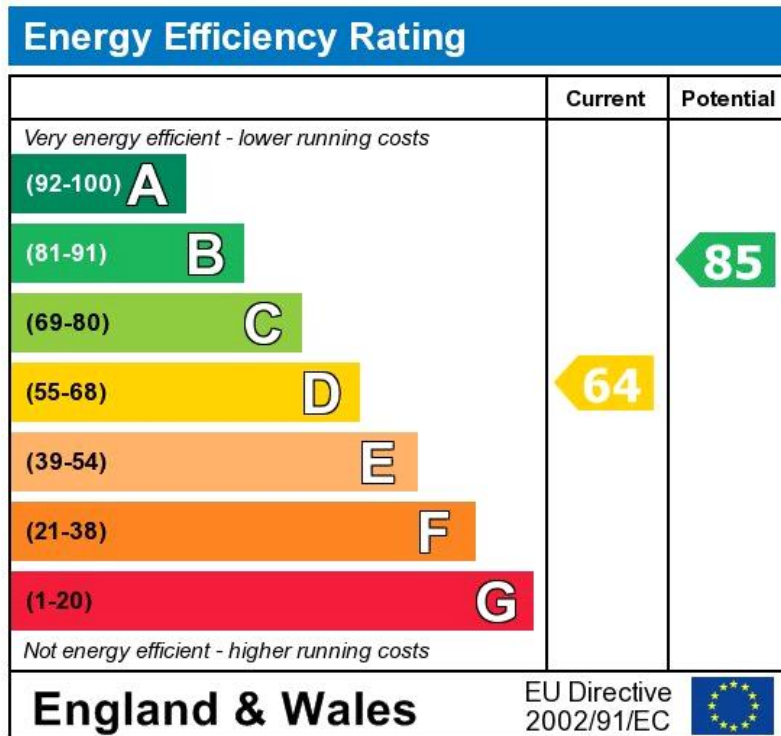
STUNNING 3 BED SEMI-DETACHED FAMILY HOME

PROPERTY REFERENCE CODE: RS0195

ROKEBY AVENUE, LEMINGTON, NEWCASTLE UPON TYNE NE15 8AE

Wilson Defraime are delighted to bring to the market this impressive, spacious 3 bed semi-detached family home set within a tree lined Avenue, having just recently benefited from an extensive refurbishment makes this a desirable family home.

- CENTRAL HEATING
- DOUBLE GLAZING
- FIREPLACE
- NEW FITTED KITCHEN
- WOODEN FLOORS
- OFF-STREET PARKING



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:

Comprising lounge, dining room, modern kitchen, 3 bedrooms, bathroom and a separate toilet this spacious property is an ideal family home. Large extensive gardens to the front and rear of the property allow a safe environment for small children to play.

Entrance hallway accessed by UPVC double glazed door (3.22m x 1.06m)

Tiled floor, large radiator with thermostatic valve, newly plastered walls and neutral décor. Door leading to under stair storage, staircase to first floor and doors to ground floor accommodation.

Dining room (3.67m x 3.09m)

Laminate to floors, plastered walls with modern décor, double glazed window to front elevation, large radiator with thermostatic valve and single pendant light fitting to ceiling.

Lounge (4.64m x 3.49m)

Solid oak floor covering, feature fireplace with hearth and surround, plastered walls, double glazed window to front elevation, radiator with thermostatic valve, single pendant light fitting to ceiling and open plan space to kitchen.

Kitchen (4.73m x 2.12m)

New modern kitchen with cream wall and base units, combination boiler system with wireless thermostat, vertical modern radiator in anthracite grey, brick effect in white tiled splashback to cooker area and worktops, wood effect worktops, sink unit with single bowl and single drainer with chrome mixer tap, 4 ring gas stainless hob with stainless steel oven inset below, stainless steel extractor hood above, tiled floor, space for washing machine, tumble dryer, fridge freezer and dishwasher, large double glazed window

overlooking rear elevation, chrome and LED recessed spotlights to ceiling and double glazed door part glass part panel leading to rear garden.

Staircase leading to first floor with plastered walls, single pendant light fitting, carpets to floors and large double glazed window allowing lots of natural light overlooking rear garden.

First floor landing (1.44m x 0.98m)

Newly plastered walls, carpets to floors, doors to all first floor accommodation, single radiator with thermostatic valve and neutral décor.

First floor WC (1.64m x 0.96m)

Plastered walls, modern décor, double glazed window to side elevation, low level WC in white and pendant light fitting above.

First floor bathroom (2.54m x 1.51m)

White bath with chrome mixer taps, sink and pedestal with matching taps, large double glazed window to rear elevation, white tiles to bath and shower area, over bath chrome thermostatic mixer shower, glass & chrome screen to bath, chrome heated towel rail, light fitting to ceiling, storage cupboard and access to loft.

Master bedroom located to the front of the property (4.46m x 3.46m)

Large radiator with thermostatic valve, carpets to floors, plastered walls, modern décor, large double glazed window overlooking front elevation and single pendant light fitting to ceiling.

Bedroom 2 located to rear of the property (3.70m x 3.22m)

Plastered walls, neutral décor, radiator with thermostatic valve, carpets to floors, single pendant light fitting to ceiling and large double glazed window overlooking rear elevation and garden.

Bedroom 3 located to the front of the property (3.40m x 2.22m)

Newly plastered walls, neutral décor, radiator with thermostatic valve, carpets to floors, large double glazed window overlooking front elevation and single pendant light fitting above.

First floor landing (1.44m x 0.98m)

Doors to all first floor accommodation, newly plastered walls, carpets to floors, neutral décor and single radiator with thermostatic valve.

Externally

Rear garden is south westerly facing, split level with a raised deck area suitable for outside dining, separated fenced safe children's play area with soft bark style chippings, The front garden is laid with gravel for easy maintenance with timber fencing to the perimeter







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.