



VALLEY VIEW, NEWCASTLE NE15 8BB

£119,950



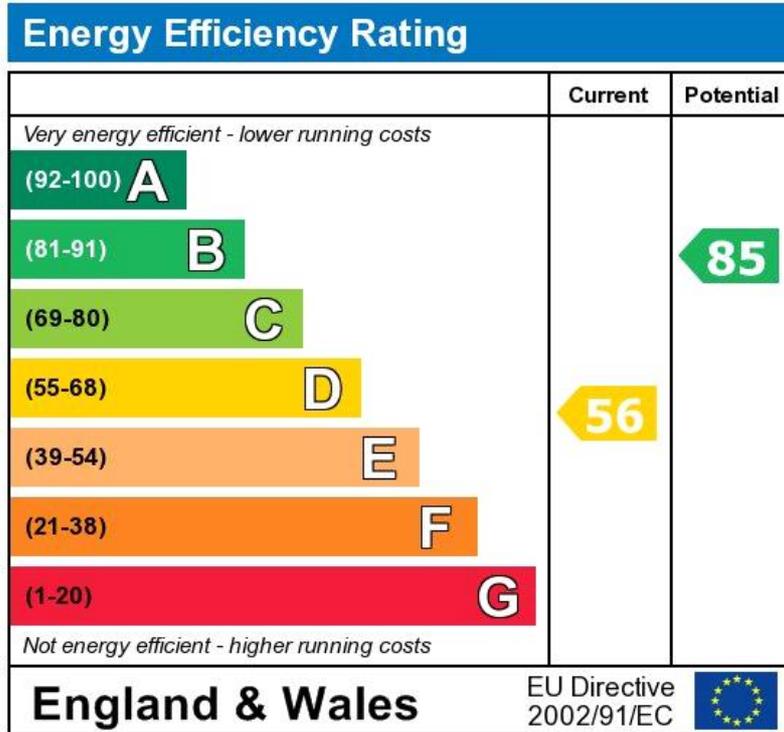
**SPACIOUS 3 BED SEMI-DETACHED HOME WITH
GARDENS AND PARKING**

PROPERTY REFERENCE CODE: RS0226

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Wilson Defraime are delighted to present this generous 3 bed semi-detached property with large kitchen/diner, situated on an elevated site with lovely views across the Tyne Valley. Front and rear gardens both mainly laid to lawn offer a perfect environment for any growing family.

- CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- LOVELY VIEWS
- PRIVATE GARDEN



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:

A deceptively spacious 3 bed Semi-detached property perfect for the growing family or investor.

Property could benefit from permanent off street parking which is accessed via double timber gates, pathway to the property which splits the garden.

3 bed semi- detached property accessed via traditional timber gate on to pathway with provision for off-street parking, front garden mainly laid to lawn with access to the side of the property, UPVC double glazed windows and double glazed front door with matching side window panel onto entrance hallway.

Entrance Hallway (4.10m x 1.80m)

Door way into entrance hallway with traditional style spindle staircase with large decorative newel post, double radiator, window overlooking front elevation, dark oak effect laminate to floors, neutral décor, freshly plastered painted walls, pendant light fitting to ceiling, doorways leading to ground floor accommodation and staircase leading to first floor.

Lounge (4.17m x 3.83m)

Dark oak effect laminate to floors, feature fireplace with marble surround and hearth with electric chrome inset fire, chimney breast alcove with recesses with spotlights, pendant light fitting to ceiling, double glazed window to front elevation, double radiator, modern décor to walls with freshly plastered walls, accessed via timber door with decorative glazed panels, doorway through to Kitchen/Diner.

Kitchen/Diner (5.17m narrowing to 4.16m x 2.92m)

Ceramic tiles to floor, range of walnut effect wall and base units, chrome handles, recessed chrome spotlights to ceiling, space for range oven, space for tumble dryer and washing machine, 1 & ½ stainless steel sink with drainer and chrome mixer tap, stone effect tiling to splash back and cooking areas, space for vertical fridge freezer, space for table and chairs, large double radiator, double glazed window overlooking private enclosed rear garden, door accessing rear utility area with storage.

Rear Area (2.345m into utility area from storage cupboard) with Baxi boiler with pendant light fitting to ceiling, plastered walls, electric sockets, double glazed window to side elevation, double glazed door leading to side elevation and gardens, timber door with large storage area, secondary pendant light fitting and ceramic tiles to floors.

Hallway has under stair storage which is accessed via small timber door. Staircase with carpets to floors, neutral décor to walls with plaster finish.

First Floor Landing (2.18m x 3.40 into stairwell narrowing to 1.91m)

Double glazed window overlooking side elevation, carpets to floors, pendant light fitting to ceiling, access to loft and doors leading to all first floor accommodation.

WC (1.98m x 0.81m)

Tiled effect vinyl to floors, WC, Pendant light fitting to ceiling, double glazed window with opaque glass over rear elevation, plastered walls with modern décor.

Family Bathroom (1.77m x 1.49m)

White bath and wall mounted sink, double radiator, subway style small bevelled edge tiles with decorative coloured tiles throughout, pendant light fitting to ceiling, pillar chrome taps to both bath and sink, double glazed window with opaque glass to rear elevation, wood effect ceramic tiles to floor,

Master Bedroom (4.166m narrowing to 3.46m x 3.30m)

Located to the front of the property, oak effect laminate to floors, neutral and modern décor to walls, pendant light fitting to ceiling, built in storage, double radiator with thermostatic valve, double glazed window to front elevation and lovely views across the Tyne Valley.

Bedroom 2 (4.10m narrowing to 3.59m x 2.73m)

Located to the rear of the property, oak effect laminate to floors, modern décor to walls with plaster finish, pendant light fitting to ceiling, double glazed window overlooking rear elevation and views of the field and park, large room with extensive area for storage.

Bedroom 3 (3.25m narrowing to 1.93m x 2.80m narrowing to 1.72m)

Located to the front of the property, laminate to floors in a cherry effect, plastered walls with modern décor, pendant light fitting to ceiling, double radiator, double glazed window overlooking front elevation and view over the Tyne Valley.

Property has front and rear garden, generous sized plot on a slightly elevated site, very popular with families and ready to move in to.





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.