



SCAFELL DRIVE , MONTAGUE ESTATE , NEWCASTLE UPON TYNE NE5 3XN

£139,950



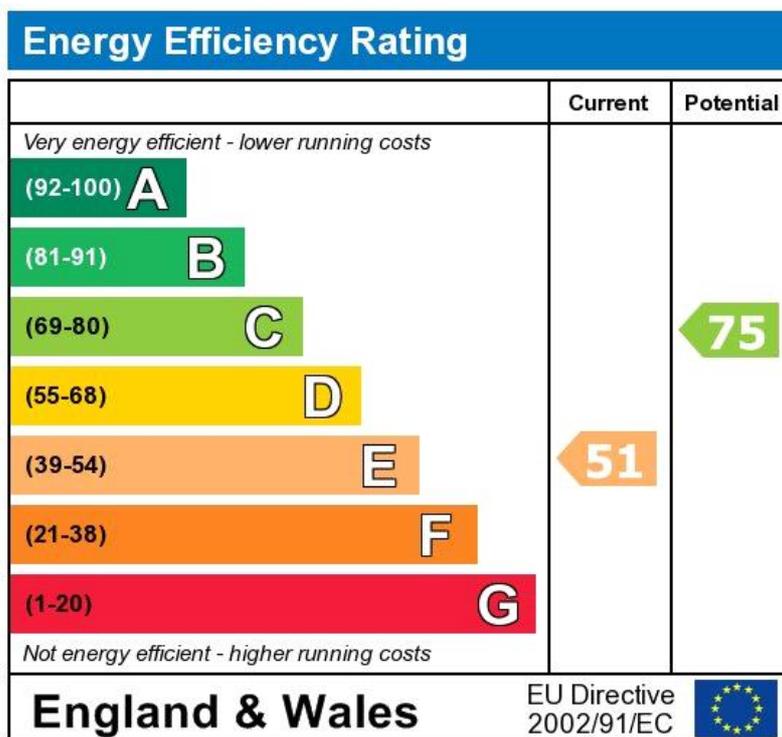
**IMMACULATELY PRESENTED 3 BED SEMI-DETACHED
PROPERTY**

PROPERTY REFERENCE CODE: RS0173

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Wilson Defraime are delighted to bring to the sales market this immaculately presented 3 bed semi-detached property. Benefiting from extensive gardens and stunning views.

- ATTIC ROOM
- CENTRAL HEATING
- ELECTRIC
- FITTED BATHROOM
- FITTED KITCHEN
- GARDEN
- OFF-STREET PARKING
- 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:

Porch (2.217m x 1.459m)

Accessed via UPVC double glazed door with bevelled crystals to centre panel, with traditional style light. Windows to 3 sides, plastered walls with neutral décor, carpets to floors, half vaulted style ceiling and views to front and side elevation.

Entrance Hallway (4.224m x 1.832m)

Clear glass tall window to side elevation allowing natural light, pendant light fitting, smoke detector, neutral décor, double radiator, carpets to floors, storage under stairs, door to kitchen and lounge, accessed via timber door with stain glass detailed panel from entrance porch.

Lounge through Diner (6.608m x 4.052m)

Divided by chimney breast and small wall, could be completely separated by double doors. Carpets to floors, neutral décor to walls, bay window with UPVC double glazed windows overlooking front elevation, living flame gas style fire with chrome insert and marble surround with matching hearth, double radiator, pendant light fitting. Dining area with double sliding French doors leading onto large patio area, additional double radiator, pendant light fitting, neutral décor and door leading through to kitchen.

Kitchen (5.609m x 2.698m)

1x fluorescent strip lighting, 1x pendant light fitting, double glazed window overlooking elevated garden, stainless steel single sink with single drainer, a vast range of base units, under bench storage for washing machine or dishwasher, additional space for washing machine, vertical fridge freezer, free standing cooker, dresser style unit. Kitchen also has double glazed window overlooking front elevation, has vinyl tiled effect

flooring and neutral décor to walls. Door leading to attached brick built shed.

Attached brick built shed with timber door, steel window overlooking front elevation, storage for bikes, garden furniture, tools etc. Next to shed is also an additional storage area could be used as a pantry larder. Has space for units, shelving and multiple items of equipment.

First Floor Landing (Into Stairwell 2.618m x 1.878m)

Neutral décor to walls, carpets to floors, pendant light fitting over staircase with clear glass window overlooking side elevation. Pull down loft style ladder which accesses loft conversion.

Master bedroom (3.784m into wardrobes x 3.363m)

Carpet to floors, neutral décor to walls, double radiator, double glazed window overlooking front elevation, pendant light fitting, built-in mirrored sliding wardrobes and ample room for furniture.

Bedroom 2 (3.965m x 2.978m)

Located to the rear of the property, single radiator, double glazed window overlooking rear elevation, carpets to floors, neutral décor to walls, pendant light fitting to ceiling, ample space for bedroom furniture.

Bedroom 3 (2.615m x 2.535m)

Located to the front of the property, neutral décor to walls, carpets to floors, single radiator, double glazed window overlooking front elevation and pendant light fitting to ceiling. Stair header located in room which reduces size but is still adequate for bed, wardrobe and additional furniture also has hidden style walk in hanging rails.

Bathroom (2.655m x 1.964m)

Mosaic style vinyl to floor, 3 piece white suite with sink and pedestal, traditional style WC, bath with telephone mixer taps and telephone style shower head, large storage cupboard with combination boiler system double radiator, neutral décor, light fitting and window overlooking rear elevation.

Attic (6.168m x 3.35m)

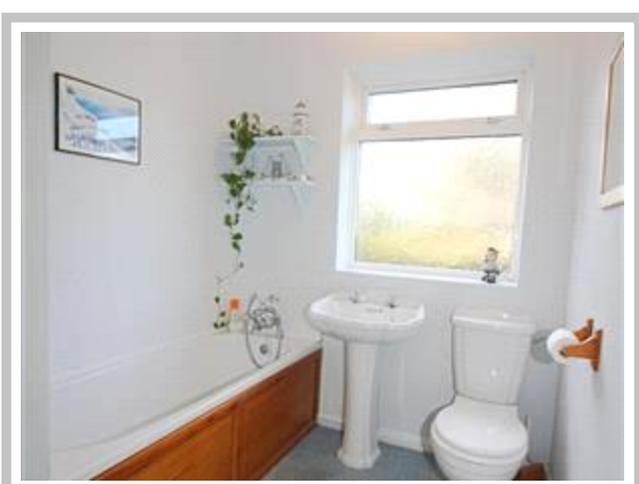
Accessed via pull down loft style ladder, has 2x pendant light fittings, 2x exposed brick wall, exposed chimney in centre with sloping roof, Velux window overlooking front elevation and carpets to floors.

The rear of the property is accessed via UPVC double glazed door with bull nose style glass detail on window leading to flush patio laid mainly with paving stones on a slight curve raised wall which leads to additional garden with mature hedges and trees laid mainly to lawn with 4 steps, space for bins and access to the side and front of the property. Not overlooked from the rear

A 3 bedroom semi-detached property with gardens to front and rear with double driveway, tandem length on an elevated position with stunning views which must be viewed to appreciate the size of accommodation on offer.









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.