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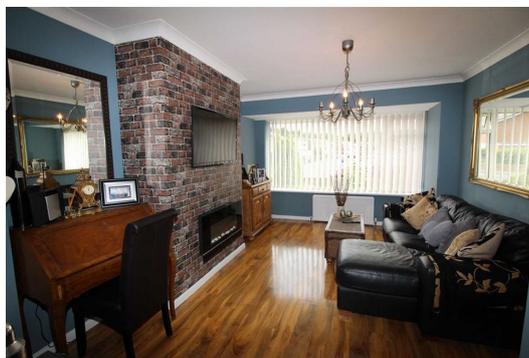
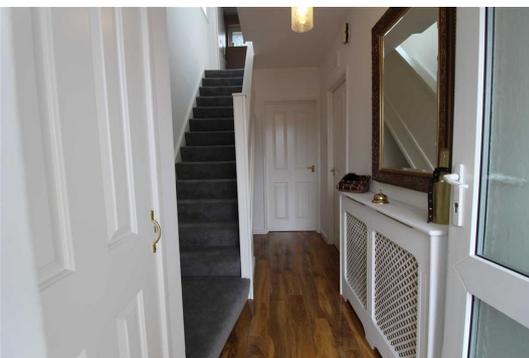
Trading Places



Feetham Avenue, Forest Hall - £179,950

- Newly Refurbished
- Three Bedrooms
- Utility Room

- Semi Detached House
- Open Plan Living Space
- Modern Bathroom



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Feetham Avenue, Forest Hall

Trading Places are delighted to bring to the market for sale this lovely three bedroom family home. Fully refurbished to a high standard and ready to move into immediately. Located in a popular area of Forest Hall on Feetham Avenue and having easy access to transport links, Palmersville metro being a short walk away for commuting into Newcastle and Coastal towns. Conveniently situated close to local shopping facilities and amenities and good local schools are also with walking distance. The property offers modern open plan living to the ground floor with natural light flooding in making a light and airy living space and french doors leading out to a southerly rear garden. There is also a spacious utility room incorporating the same style fitted units as the kitchen dining room. Benefitting from double glazing, gas central heating and briefly comprising of:- Entrance porch, entrance hallway, open plan lounge, dining and kitchen, utility room. To the first floor there are three bedrooms and a contemporary modern bathroom with white suite and plumbed shower. Externally there are front and rear gardens and there is an attached single garage and drive for off street parking. Viewing is highly recommended and can be arranged by appointment on 0191-2511189. EPC Rating D.

Entrance porch

Double glazed patio doors, wall light, tiled flooring, double glazed door to

Entrance hallway

Built in storage cupboard, stairs to first floor, radiator, under stairs storage area, telephone point and laminate flooring.

Lounge area 10' 7 x 14' 4 full length 26'6 (3.05m 0.18m x 4.2

Double glazed bay window to the front elevation, chimney breast and alcoves with remote controlled wall mounted modern electric flame effect fire, coving to ceiling, radiator, and panelled radiator, television point, high gloss polished wood flooring and open through to

Dining kitchen 18' x 9'3 (5.49m x 2.82m)

Double glazed french doors and windows to rear, coving to ceiling, panelled radiator, fitted with a range of modern grey high gloss finish wall and base units with contrasting work surfaces, single sink and drainer with mixer taps, open chimney recess with built in cooker extractor and wood mantle above, space for range cooker, tiled splash backs, double glazed window to the rear, spot lights and coving to ceiling, wood flooring, door to utility room and hallway,

Utility room 8'5 x 8'1 (2.57m x 2.46m)

Fitted with modern high gloss base units matching kitchen style, work surfaces, single circular bowl sink with mixer tap, double glazed window and door to the rear, plumbed for washing machine, wall mounted central heating boiler, tiled floor, door to garage.

First floor landing

Double glazed frosted window to the side, doors off as follows.

Bedroom one 11'11 x 11'4 (3.63m x 3.45m)

Double glazed window to the front elevation and radiator.

Bedroom two 10'7 x 8'11 (3.23m x 2.72m)

Double glazed window to the rear, radiator and built in wardrobe.





Bedroom three 8'9 x 7'7 (2.67m x 2.31m)

Double glazed window to the front, radiator, wood flooring, built in storage cupboard and loft access.

Bathroom/w.c

Three piece white contemporary style suit comprising bath with chrome feet and plumbed shower over, vanity wash hand basin, low level w.c, part tiled walls, two double glazed frosted windows to the rear, tiled flooring, spot lighting to ceiling, and heated towel rail.

External

Rear garden:- fenced to sides and rear, laid to lawn with shrub borders, decked patio area and path to front access.
Front garden:- half walled with shrub borders and gravel areas.

Garage and drive

Concrete single drive leading to attached single garage with roller door.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

