



Perfectly located close to an array of amenities including shops, restaurants and schools

Clavering Road, Newcastle Upon Tyne



WALKERSXCHANGE

Description

In a perfect location close to all of the amenities that **Whickham** has to offer this beautifully presented two-bedroom house has been improved to provide the sought-after space that today's buyers are looking for. Comprising: lounge, open plan breakfast kitchen space (incorporating utility), downstairs cloakroom, two bedrooms and a shower room. Being close to excellent transport routes and within walking distance of the metro centre we would anticipate a high level of interest in this property. **We recommend viewing immediately.**

Key features

- Refurbished to a high standard to provide open plan living space
- A wide range of integrated appliances
- Shaker style kitchen
- Restored wood flooring
- Guest cloakroom
- South facing rear garden
- Two double bedrooms
- Excellent storage!





Ground Floor

The principle entrance to this thoughtfully designed property is with the partially glazed composite front door which takes you into the hallway with vinyl flooring. The hall also provides access to the downstairs cloakroom with w.c and vanity unit. There is also a walk-in storage cupboard. To the rear the property has an inviting open plan living space which includes the kitchen, utility and lounge which looks out to the rear garden with double patio door access. The chimney breast in the lounge creates shape and provides the opportunity for an inset fire. Presenting with original wood flooring the lounge space contrasts beautifully with the kitchens stylish shaker style units which include curved base units with wood effect worktops which both add a softer dimension to the kitchen. Included in the kitchen design are a range of integrated appliance which include: oven, induction hob and extractor. dishwasher and

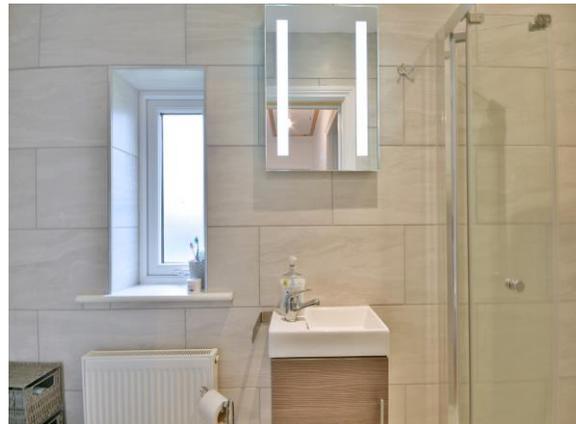
First Floor

From the hallway the staircase takes you to the upper landing which provides access to the two double bedrooms and shower room. Decorated in neutral shades the bedrooms have beautifully restored original wood flooring. The shower room is fully tiled with low level w.c., shower cubicle and a wash basin set into a vanity unit.

In addition there is pull down ladder access to the loft for extra storage too!

Externally

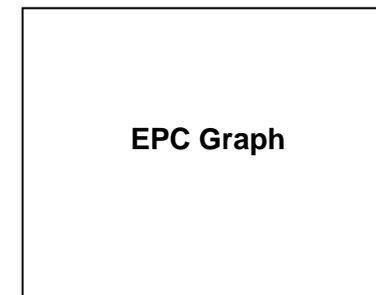
Positioned on a good size plot with south facing rear garden there is side gated access which takes you to a paved area, perfect as a seating area. The generous gardens are low maintenance being mainly laid to lawn.





Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.



Lounge/Kitchen Diner 25' 3" x 14' 1" (7.7m x 4.3m MAX)

Cloakroom 2' 11" x 4' 7" (0.9m x 1.4m)

Bedroom 1 15' 1" x 10' 2" (4.6m x 3.1m MAX)

Bedroom 2 9' 10" x 12' 2" (3m x 3.7m)

Shower Room 9' 2" x 2' 11" (2.8m x 0.9m)

WalkersXchange Estate Agents

74 Cornmoor Rd, Wickham, Newcastle upon Tyne NE16 4PY

0191 440 8173

walkersxchange.com



WALKERSXCHANGE