

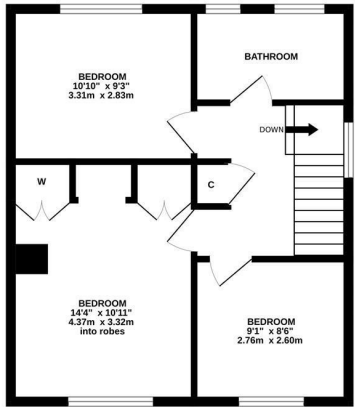
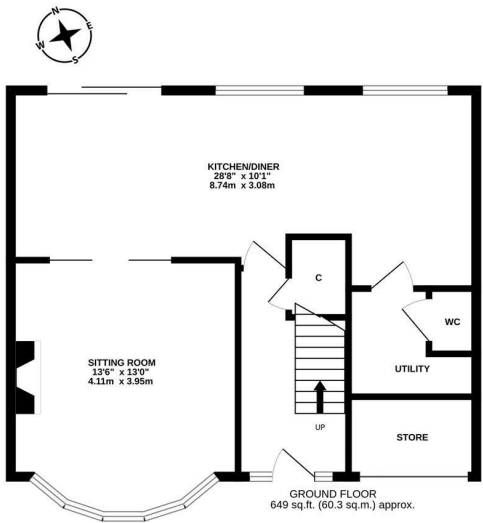


This well presented, three bedroom semi-detached family home is ideally located on Regent Farm Road, Regent Farm Estate. Positioned between Great North Road and Wansbeck Road, Regent Farm Road provides access to excellent local schools, Regent Centre and Wansbeck Metro station's, the shops, cafes and restaurants on Gosforth High Street and further transport links to Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance hall with stairs to first floor and under-stairs storage; sitting room with walk in bay and feature fireplace; 28ft kitchen diner with spot lighting, sliding door access and dual windows overlooking the rear garden, kitchen area with a range of stylish units, work surfaces, breakfasting bar and some integrated appliances; utility room with separate WC. The first floor landing with storage cupboard gives access to; three bedrooms, bedroom one with fitted storage; family bathroom complete with four piece suite. To the second floor, a generous loft storage area with light and power (light storage only).

Externally, a lawned front garden with a block paved front driveway providing off-street parking, leading to the store room, accessible via an up and over door. To the rear, an enclosed garden laid to both lawn and block paving with a mixture of planting together with fenced boundaries.

Three Bedroom Semi-Detached Family Home | Well Presented Throughout | 1,115 Sq ft (103.6m2) | Three Bedrooms | Sitting Room | 28ft Open Plan Kitchen Diner | Utility Room | WC | Family Bathroom | Front Garden & Driveway | Store Room | Enclosed Rear Garden | GCH & DG | Freehold | Council Tax Band C | EPC: D



TOTAL FLOOR AREA: 1115 sq.ft (103.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £295,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

