



BEST & FINAL OFFERS INVITED – To be received no later than 16:00 on Thursday 19th February to Bailey & Co. 89 St George's Terrace, Jesmond, Newcastle upon Tyne NE2 2DN.

Well Presented Semi-Detached Family Home with Generous South Facing Rear Garden! This delightful 1930's semi-detached family home is ideally located on the south backing side of Martello Gardens, Cochrane Park. Close to transport links to both the coast and city along with access to local shops and outstanding schooling.

Boasting over 1,200 Sq ft, the internal accommodation briefly comprises: Entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace, open to dining room with rear door access to garden; L shape kitchen diner measuring 14ft, with a range of fitted units and work surfaces, dual windows and sliding door access to rear garden. The first floor landing gives access to three bedrooms, two of which are comfortable doubles, bedroom one with walk in bay and bedroom two with fitted alcove storage; family bathroom with three piece suite, fitted storage and spot lighting. Externally, a front driveway and garden laid to lawn, access to the integral garage measuring almost 16ft with rear access to kitchen diner and under-stairs storage. To the rear, a delightful south facing garden laid to lawn with paved patio, mature planting and fenced boundary. Fully double glazed with gas central heating and boarded loft storage accessed via pull down ladder, an internal inspection is essential.

1930's Semi-Detached | 1,230 Sq ft (114.3m<sup>2</sup>) | Three Bedrooms | Sitting Room | Dining Room | 14ft Kitchen Diner | Family Bathroom | Front Garden & Driveway | South Facing Rear Garden | Garage | GCH & DG | Well Presented | Council Tax Band C | Freehold | EPC: C

Offers Over £280,000

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.

