



Fawdon Lane, Fawdon
Offers over £200,000

**JACK
HARRISON
ESTATES**

OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE FAWDON LANE WITHIN CLOSE PROXIMITY OF AN ABUNDANCE OF LOCAL AMENITIES AND OFFERING EASY ACCESS TO CENTRAL GOSFORTH.

The well appointed accommodation comprises: Entrance porch, entrance hall, shower room/WC, lounge, dining room and kitchen. To the first floor, there are 3 bedrooms, a bathroom and a separate WC.

Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there are gardens to the front and rear, a double driveway and an attached garage.

Entrance porch: Double glazed entrance door, double glazed windows to the front and side, tiled floor.

Entrance hall: Double glazed entrance door, staircase to first floor, telephone point, carpet and double radiator.

Shower room/WC: Step in shower cubicle with electric shower, WC and hand basin. Spotlights, extractor fan, heated towel rail and electric heater.

Lounge: 11'9 x 12'9 into alcoves: Double glazed window to the front, alcoves, coving to ceiling, telephone point, television point, double radiator, laminate floor and an archway to the dining room.

Dining room: 9'3 x 8'5: Double glazed window to the rear, laminate floor, coving to ceiling, double radiator.

Kitchen: 8'6 x 10'5: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, space for washing machine, breakfast bar, understairs cupboard, double radiator and a door to the garage.

First floor landing: Double glazed window to the side, carpet, spotlights and access to the roof space.

Bedroom 1: 11'9 x 11'2: Double glazed window to the front, television point, coving to ceiling, spotlights, double radiator and laminate floor.

Bedroom 2: 9'9 x 11'2: Double glazed window to the rear, built in cupboard, carpet, spotlights and double radiator.

Bedroom 3: 9'0 x 8'0: Double glazed window to the front, coving to ceiling, spotlights, double radiator and laminate floor.

Bathroom: White 2 piece suite comprising a panelled bath with electric shower over and hand basin. Tiled walls, tiled floor, spotlights, radiator and double glazed frosted window to the rear.

WC: Low level WC, tiled walls, tiled floor, radiator, spotlights and double glazed frosted window to the side.

Front garden: Paved garden and double driveway.

Rear garden: Laid mainly to lawn with a decking and fenced boundaries.

