



St. Aidans Road | Wallsend | NE28 8QG

£270,000

Step inside this beautifully presented 1930's semi-detached home that seamlessly blends original charm with contemporary living. Re-designed and updated throughout with the fabulous open plan kitchen/dining and living area remaining at the heart of the home, perfect for everyday living and entertaining, also providing direct access out to the rear garden, making your outdoor space part of your everyday home. Entrance vestibule with stunning, original leaded light windows, impressive hallway with beautiful turned staircase up to the first floor, the front lounge enjoys a gorgeous bay window, allowing maximum light into the room with a multi-fuel stove fire, ideal for cozy evenings and winter time! The family living and dining space showcases a stylish range of units, Central Island, breakfasting bar and integrated appliances, instant hot water tap and French doors out to the garden area, separate utility room and downstairs shower, keeping those pooches paws clean from their outdoor walks! Spacious landing area with stained leaded light window, three excellent sized bedrooms, the principal bedroom with bay window, contemporary fitted wardrobes and cast iron fireplace. Luxurious, re-fitted bathroom with bath and walk in shower area. Beautifully landscaped garden with paving, artificial lawn, bar and log store, front driveway and garage with electric roller door. Superbly located in this popular residential area, close to shops, local schools, Metro and bus routes, also with superb transport links to the City

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Composite Entrance Door to:

ENTRANCE VESTIBULE/PORCH: 6'1 x 4'2, (1.85m x 1.27m), tiled floor, original stained leaded light windows around original door into:

ENTRANCE HALLWAY: gorgeous, turned staircase up to the first floor, Victorian style radiator, laminate flooring, open through to the dining kitchen, door to:

LOUNGE: (front): 14'9 x 12'8, (4.50m x 3.86m), with measurements into alcoves and feature double glazed bay window, plinth above fireplace, recessed hearth, multi-fuel stove fire, slate hearth, radiator, wood floor

OPEN PLAN LIVING/DINING KITCHEN: (rear): 19'6 x 16'6, (5.94m x 5.03m), a beautiful, re-designed and re-fitted open space, perfect for family living, dining and entertaining. With double glazed, French doors opening out to the rear garden, this lovely room blends perfectly both outdoor and indoor living. The kitchen is fitted with a range of stylish and contemporary base, wall and drawer units, Quartz worktops, central island with breakfast bar, integrated electric oven, microwave, integrated full height fridge, dishwasher, hob and cooker hood, two vertical, two pillar radiators, spotlights to ceiling, large sink unit with mixer taps and instant hot water tap, additional double glazed window, wood effect flooring, door to:

UTILITY ROOM: 16'6 x 6'8, (5.03m x 2.03m), stylish base units, roll edge worktops, plumbed for automatic washing machine, space for dryer, additional storage, original coal cupboard, electric shower, double glazed door out to the rear garden and door into:

GARAGE: 9'3 x 7'7, (2.82m x 2.31m), electric roller door, shelving



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FIRST FLOOR LANDING AREA: original stained leaded light window, loft access, door to:

FAMILY BATHROOM: 7'5 x 7'4, (2.26m x 2.24m), a luxurious, re-fitted family bathroom, showcasing, bath with mixer taps and shower off, separate, walk-in shower area with chrome shower and additional forest waterfall spray, floating, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, spotlights to ceiling, double glazed window, stylish, under-floor heating, vertical radiator

BEDROOM ONE: (front): 15'1 x 10'3, (4.60m x 3.12m), with measurements into feature double glazed bay window, excluding depth of gorgeous, fitted wardrobes, providing ample hanging and storage space, feature cast iron fireplace, spotlights to ceiling, radiator

BEDROOM TWO: (rear): 13'9 x 11'9, (4.24m x 3.58m), into alcoves, radiator, spotlights to ceiling, feature panelling to walls

BEDROOM THREE: (front): 8'7 x 7'7, (2.62m x 2.31m), radiator, double glazed window, spotlights to ceiling

EXTERNALY: A beautiful, enclosed, private rear garden, landscaped and designed by the current owners. Enjoying, patio areas, low maintenance artificial lawn, bar area, log store, raised borders. To the front is a spacious driveway and access to

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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