



9 Barbondale Lonnen, West Denton, Newcastle upon Tyne NE5 1BS

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Features

- Open outlook over parkland
- Gas central heating/Upvc double glazing
- Popular residential area

Full Description

Block paved path with step up to

Upvc double glazed front door to

Entrance Hall

Cloak cupboard with hanging and shelving space, radiator,

Sitting Room 4.2m x 4m (about 13'9" x 13'0")

plus Upvc double glazed framed bowed window, double radiator, Living Flame coal effect gas fired standing in mahogany fire surround with display cupboards and shelving
glass panelled door to

Dining Room 3.4m x 3.3m (about 11'3" x 10'9")

radiator, Upvc framed double glazed window

Kitchen 3.3m x 2.6m (about 10'9" x 8'6")

good range of fitted base units, work tops and wall cupboards, one and half bowl sink unit with mixer tap, Zanussi built in oven and 4 ring hob, laminate floor, Upvc framed double glazed window, built in larder with shelving.

Dog leg stairs to first floor

Landing with Upvc double glazed window

Bedroom 1 4.5m x 3.4m (about 14'9" x 11'3")

Upvc framed double glazed window, radiator

Bedroom 2 3.3m x 2.6m (about 10'9" x 8'8")

Upvc framed double glazed window, radiator

Bedroom 3 3.1m x 2.7m (10'3" x 8'9")

Upvc framed double glazed window, radiator

Separate w.c. with low level w.c. Upvc framed double glazed window

Bathroom 2.6m x 1.6m (8'6" x 5'3)

Panelled bath, pedestal wash basin, w.c. radiator, Upvc framed double glazed window, airing cupboard housing Worcester wall mounted gas central heating boiler, Triton T80 overbath electric shower, wall mounted electric convector heater

Utility room 2.3m x 2.7m (7'6" x 8'9"

Upvc double glazed window and back door, access to

Attached Garage 5.7m x 2.3m (18'6" x 7'6"

Coal store and up and over garage door

Outside

Open plan lawn garden to front with spacious driveway.
Enclosed garden to rear with gravel and paved areas

Tenure Freehold**Council Tax Band "C"****Energy Performance Rating " "****Price:**

Viewing by appointment through Andrew Lawson Estate Agent

Contact Us**Andrew Lawson**

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