



- GAS CONDENSING COMBINATIION BOILER, FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO STOREY EXTENSION, UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- GOOD DECORATIVE ORDER THROUGHOUT, CUL DE SAC LOCATION
- SUMMER HOUSE/BAR, GARAGE WITH REMOTE ROLLER DOOR
- PRICE INCLUDES CARPETS & WINDOW BLINDS
- COUNCIL TAX BAND: C
- EPC RATING:
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS FREEHOLD



*Offering outstanding value and making a superb family home, a semi detached house which is pleasantly occupying a large corner site at the head of a cul de sac. An internal inspection is well recommended.*



*Westcliffe Way lies on the Broseley Estate which is readily accessible to all surrounding areas. There is a regular bus service to the town centre, it lies within a short drive of the A19 and there are good local schools within easy reach. For schools in the area contact [www.southtyneside.info](http://www.southtyneside.info)*

*The property benefits from the following accommodation*

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE PORCH**

*With UPVC framed double glazed front door, laminated floor covering.*

## **LIVING ROOM**

**4.71m x 3.75m**

*With a contemporary living flame gas fire, open plan staircase to first floor, radiator, t.v. aerial point, corniced ceiling with rose, opening to the rear living room.*

## **REAR LIVING ROOM**

**2.74m x 3.75m**

*With double radiator, corniced ceiling, UPVC framed double glazed French doors leading to the garden and covered deck.*

## **KITCHEN**

**3.04m x 2.70m**

*With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating a five burner gas hob with extractor fan and light above, an inset 1 ½ bowl stainless steel sink unit with mixer tap, an electric double oven, integrated dishwasher, integrated washing machine/tumble dryer, integrated fridge and freezer, UPVC framed double glazed door leading to the rear garden.*

## **FIRST FLOOR**

### **LANDING**

*With storage cupboard, access to the loft.*

### **BEDROOM 1 (FRONT)**

**3.74m x 2.76m**

*With a range of fitted wardrobes with sliding doors, radiator.*

### **BATHROOM**

**2.1m x 3.01m**

*With a white coloured suite comprising of shower cubicle, panelled bath, vanity unit with washbasin and drawer below, low level w.c. chrome ladder style heated towel rail, travertine stone tiled walls and floor, vinyl panelled ceiling.*

### **BEDROOM 2 (REAR)**

**3.03m x 3.80m**

*With radiator, range of wall to wall fitted wardrobes with sliding doors.*

### **BEDROOM 3 (REAR)**

**3.74m x 3.76m**

*With fitted wardrobes with sliding doors, radiator.*

## **OUTSIDE**

### **FRONT**

*There is an open plan garden with a lawned area, there is a block paved driveway with parking for 3 vehicles, gate leading to the rear garden, access to the garage.*

### **GARAGE**

**4.84m x 3.08m**

*With light and power, wall mounted condensing gas boiler for heating the domestic hot water and central heating systems,*

remotely operated up and over roller door.

## **REAR**

As the property occupies a large corner plot there is a large garden which has been screen fenced and set to lawn with mature well stocked flower and shrub beds, there is a summer house/bar with lighting and power including a log burner, covered deck/hot tub.

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Price: £198500

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