



FOLLOW  **LLS**

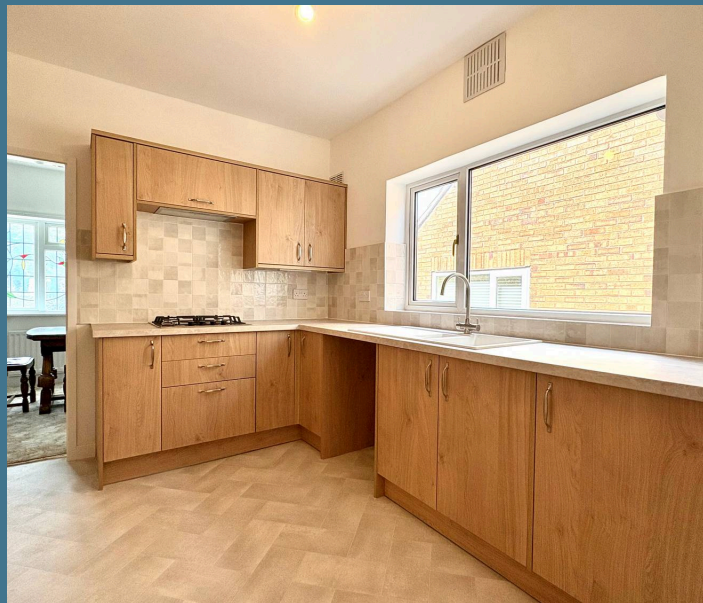
7 Fountains Avenue, Newcastle - ST5 3PD
£325,000

A traditional three bedroom detached bungalow holding a sought after and convenient location within the Westlands area. Accommodation includes a separate dining room accessed from either the kitchen or the lounge in addition to three well proportioned bedrooms. The kitchen has also been recently refitted.

The bungalow holds a pleasant plot with a driveway leading to an attached garage and a rear boundary backing onto a communal green space giving an attractive open view.

Accommodation details: –

An original decorative leaded panelled entrance door opening to a spacious side L shaped reception hallway with airing cupboard, separate store cupboard and access to the loft. Lounge with original feature leaded pattern windows to the front and side aspect, encased within double glazed units. A door leads to the dining room with further decorative feature encased window. There is direct access into the kitchen which also has secondary access from the hallway. The kitchen has been recently refitted with new units, including pull out larder store, work surfaces incorporating a sink and replacement oven and hob. A window overlooks the side aspect with a side entrance door opening to a UPVC lean to porch that has front and rear access and provides a potential utility space. The three bedrooms comprise two large rear facing double bedrooms with a range of fitted wardrobes/cupboards and a good size 3rd bedroom/study, with window to side aspect.





Additionally there is a bathroom with separate WC having further wash basin and central heating boiler.

Externally there is a concrete drive leading to an attached pitched roof garage, fitted with a remote roller door and a personal access door with a window to the side. There is a front garden area with lawn and pathway. To the rear is an enclosed garden with rear boundary onto and enjoying a pleasant view overlooking common green space.

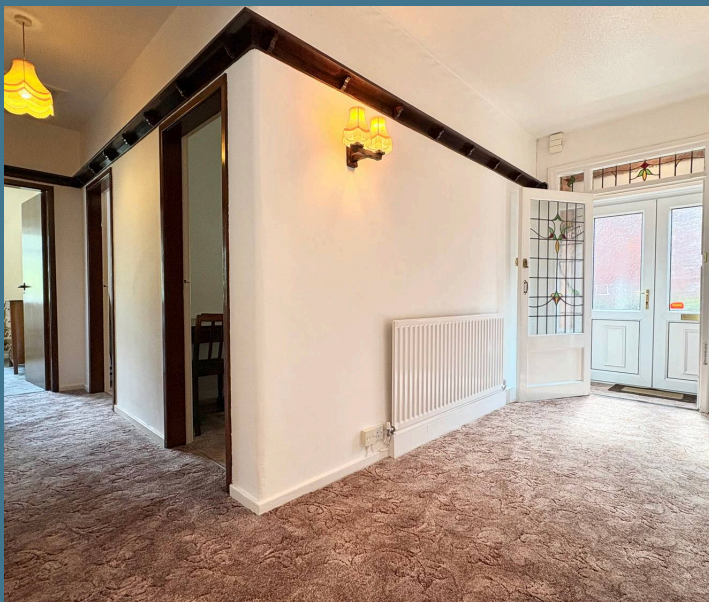
Agents Notes:

The property has recently undergone an insurance claim for a burst water pipe resulting in a new fitted kitchen and redecoration. This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

A Red Ash Test is available on request - Class 2

Council Tax band: D Tenure: Freehold EPC Rating: TBC



Ground Floor

