



FOLLWELLS

74 Geneva Drive, Newcastle - ST5 2QH

Asking Price £265,000

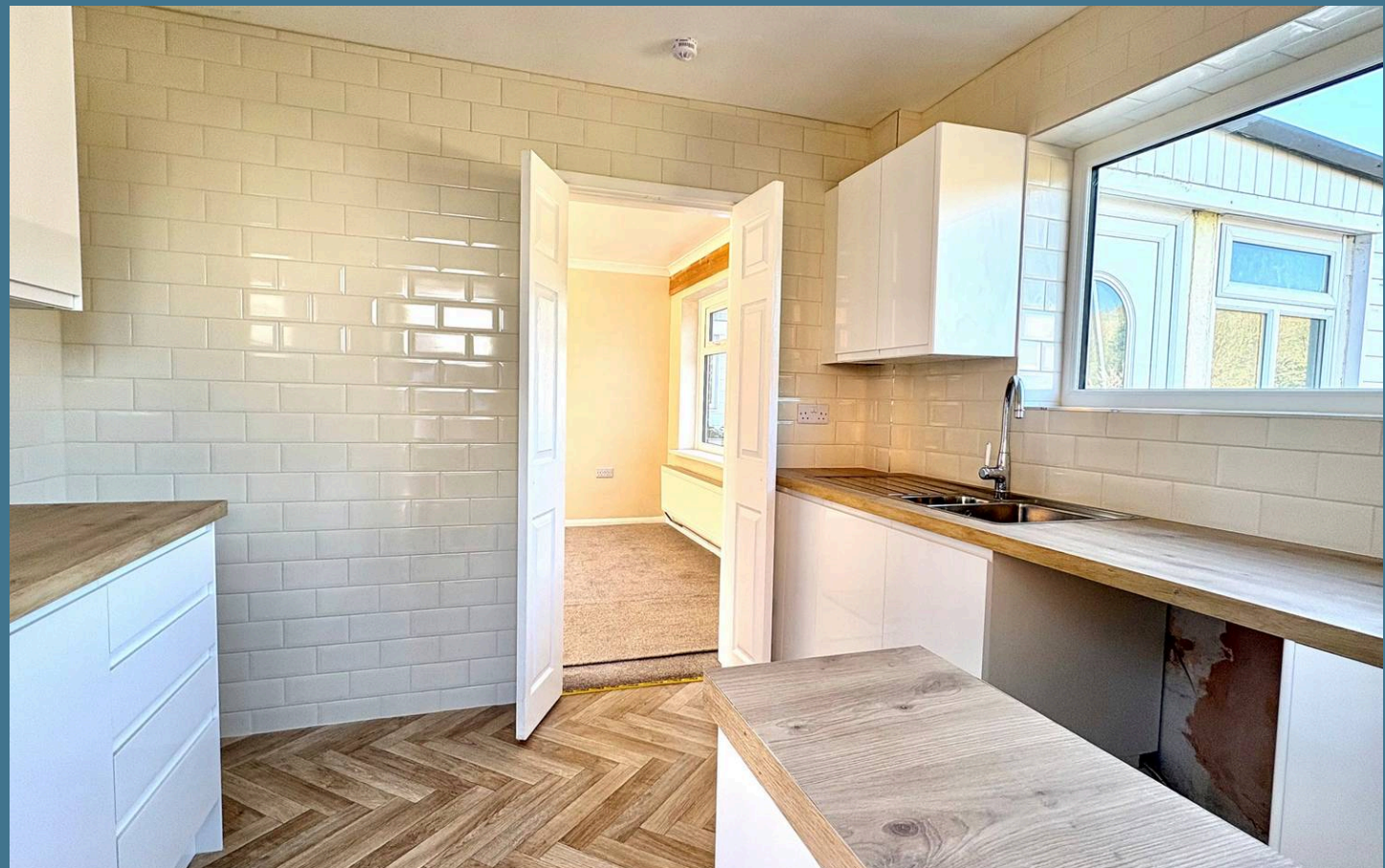
- Refurbished in 2026
- Semi Detached House
- Desirable Location
- Three Large Bedrooms
- Spacious Open Plan Through Lounge
- Ample Parking And Garage
- No Upward Chain

A three bedroom semi detached house situated in a highly desirable location within the Westlands district. Offered for sale with no further upward chain.

The property has recently undergone an extensive program of refurbishment including new kitchen, complete re-wire, replacement windows throughout, refresh of the bathroom and ground floor WC and new flooring & redecoration throughout. Ideally suited for a family with features including a downstairs cloaks/ WC, spacious L-shaped through lounge/diner with patio doors opening to the rear garden and three double bedrooms to the first floor with a spacious shower room. There is also ample parking to the front and side of the property which leads to a detached garage.

Accommodation detail:-

Side entrance into a front vestibule with cloakroom/WC off and an internal glazed panel door opening to a light and spacious through lounge/diner reception, with front facing window and a full height picture window incorporating sliding patio door opening to the rear garden. There is a gas fire with surround and a rather useful large walk in store room housing a combination central heating boiler. A return staircase leads to the first floor and separate access is given to the kitchen. The kitchen is fitted with base/wall units, sink and worktops including a breakfast bar. There is space for appliances including electric cooker point and a window overlooks the front with a secondary side external access door.





The first floor has a landing area opening to three well proportioned, spacious bedrooms. There is also a spacious shower room currently incorporating a large walk in enclosed shower cubicle.

Externally, the property stands with a good depth frontage having tarmac driveway providing parking for several vehicles and a low maintenance garden area with stone chippings. There is wide paved access to the side of the property providing further parking and this leads to a detached brick garage which is fitted with an up and over main door, secondary side access door and light/power connection. Paving continues to a patio area within an enclosed rear garden with small lawn and a small timber framed summer house/store shed and a further large greenhouse.

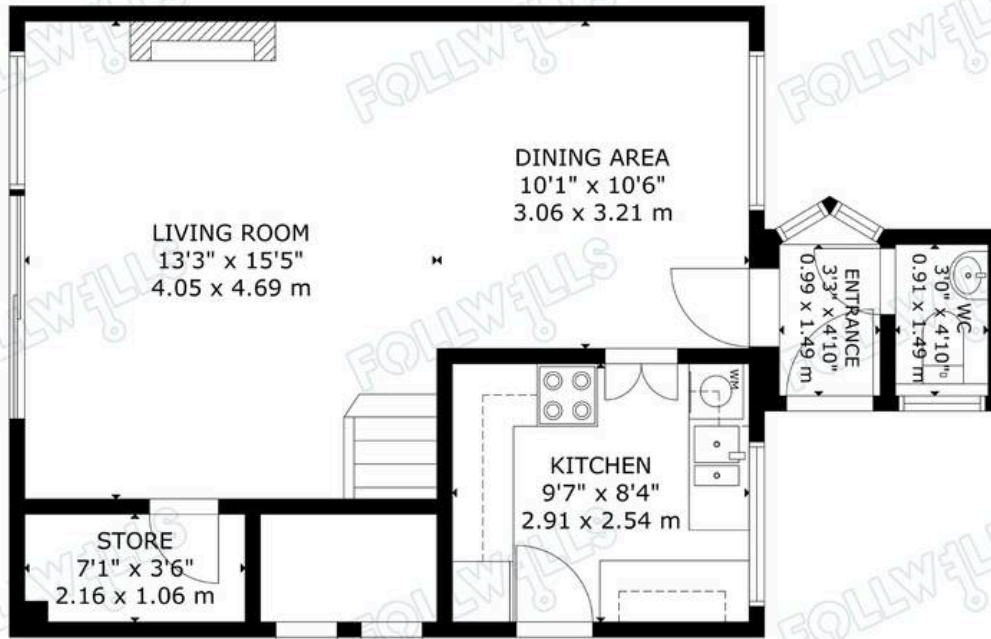
Agent Note: The property has class 1 Red Ash with membrane. NO REMEDIAL WORKS REQUIRED. A copy of the Red Ash test is available upon request.

Council Tax Band: C

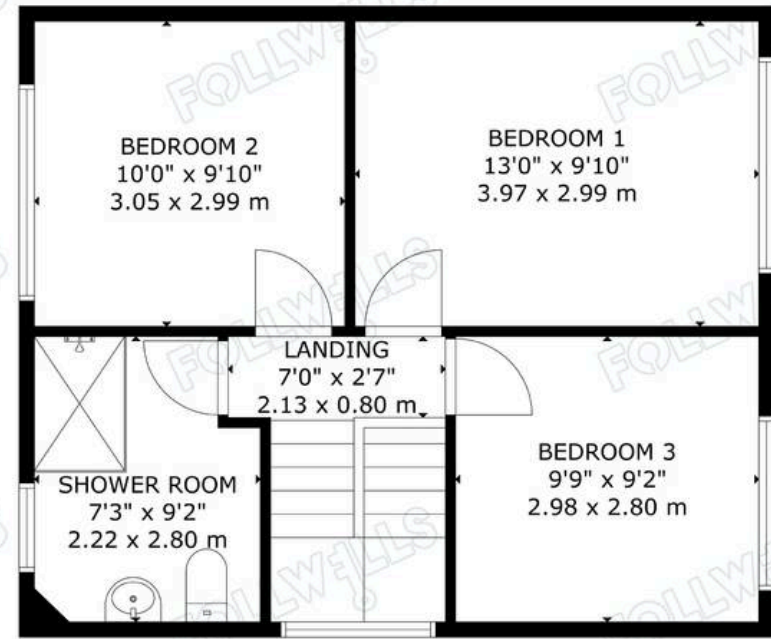
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR

