

**£240,000**

**30 Riverside Road, Trent Vale**



- **EXTENDED SEMI DETACHED HOUSE**
- **THREE BEDROOMS**
- **GREAT LOCATION**
- **BEAUTIFUL KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **LARGE GARAGE**
- **VIEWING ESSENTIAL!**

A handsome traditional extended semi detached house with attractive double bay frontage in a great location within reach of the Hospital Complex. The location also has excellent commuter links (M6, A500, A50, Newcastle) good schools and local shops. A generously proportioned home which offers fantastic family accommodation. Benefits from gas central heating, uPVC double glazing and three bedrooms. A driveway provides ample parking and leads to a large detached garage. There is lovely garden to the rear. This could be exactly the property you have been waiting for!

# 30 Riverside Road, Trent Vale

## HALLWAY

Laminate flooring, uPVC door, central heating radiator.

## GROUND FLOOR WC

Low level WC, pedestal wash hand basin, laminate flooring, uPVC double-glazing.

## LOUNGE

*14'4" x 10'8" + bay area (4.37m x 3.25m)*

Laminate flooring, uPVC bay window, central heating radiator, fireplace with fitted electric fire.

## KITCHEN/DINER

*18'0" x 14'9" narr to 6'3 (5.49m x 4.50m x 1.91m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob with electric double oven. Integrated dishwasher, washing machine, fridge, freezer and dryer. Two central heating radiators, uPVC double glazing, laminate flooring, skylights. French doors to rear garden.

## FAMILY ROOM

*10'8" x 8'4" (3.25m x 2.54m)*

Folding doors, laminate flooring, central heating radiator.

## FIRST FLOOR

## LANDING

fitted carpet to stairs and landing, uPVC double glazing. Access to loft via retractable ladder. the loft is fully boarded and has lighting. The combi boiler is also situated in the loft.

## BATHROOM/WC

*8'3" x 6'4" (2.51m x 1.93m)*

Panelled bath, separate shower cubicle, vanity wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, storage cupboard.

## BEDROOM ONE

*10'10" + bay area x 9'6" (3.30m x 2.90m)*

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM TWO

*11'10" x 8'9" to robes (3.61m x 2.67m)*

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM THREE

*6'5" x 6'9" (1.96m x 2.06m)*

Laminate flooring, central heating radiator, uPVC double glazing, fitted wardrobes.

## EXTERNALLY

There is a paved driveway to the front of the property which leads to the detached garage. Lovely enclosed rear garden featuring paved patio with steps down to a seating area which has an external socket fitted. Lawn with borders, two sheds with one having power. External cold water supply.

## GARAGE

*25'9" x 12'0" (7.85m x 3.66m)*

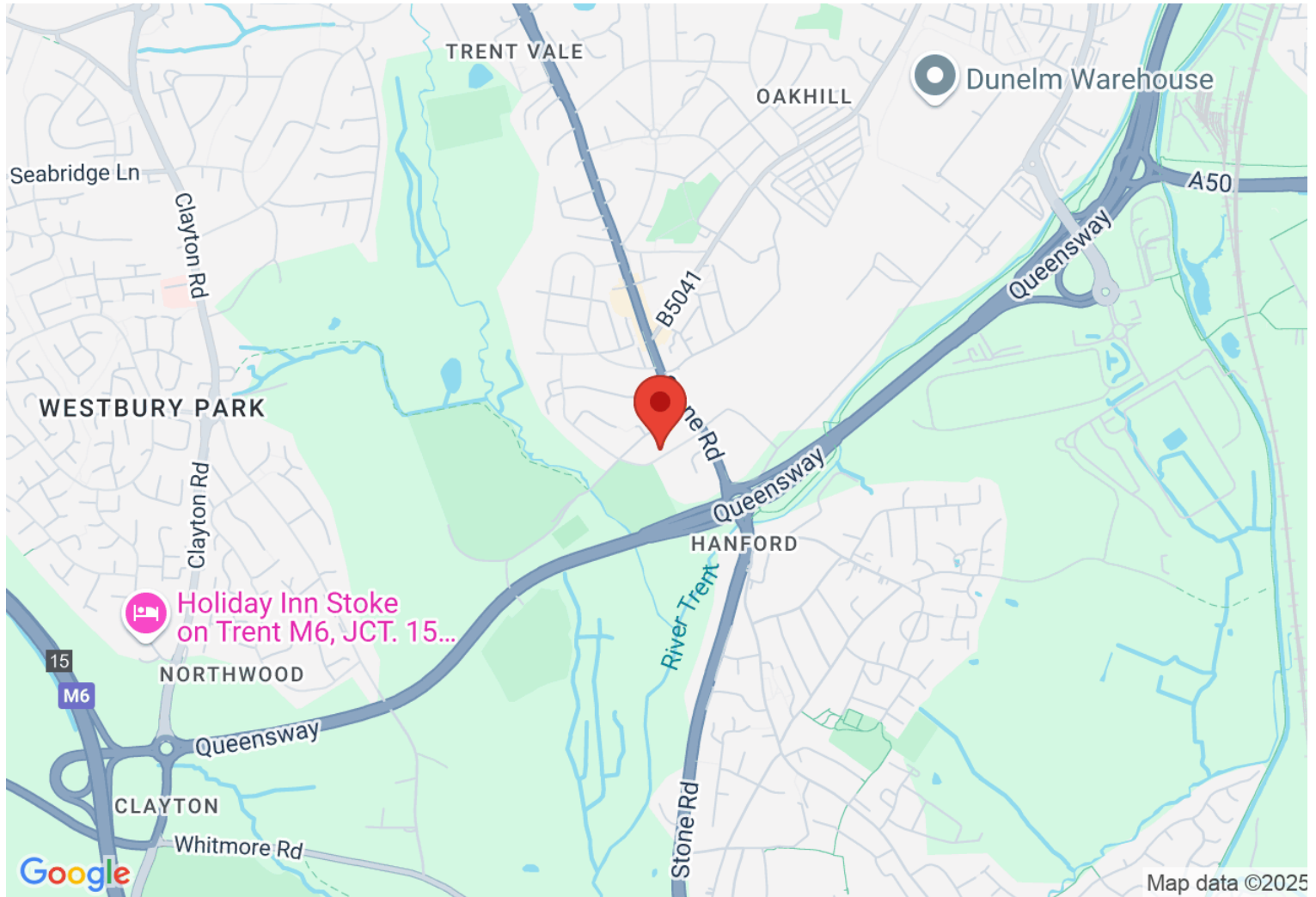
The garage has power, lighting and storage units.







**Location: ST4 6NH**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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