



3



2



1

- 3 Bedroom semi detached house
- Open plan dining kitchen
- Double width driveway
- EPC rating B

- Immaculately presented
- Downstairs w/c
- Enclosed rear garden

- No upper chain involved
- Ensuite to bedroom 1
- Council tax band C

Immaculately presented 3 bedroom semi detached house situated on the popular modern development of Meadow Hill in Throckley. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate floor and stairs to the first floor, Lounge with laminate floor, Internal Hallway with storage cupboard, Downstairs w/c with low level w/c, pedestal hand wash basin, extractor and laminate floor. Open plan Dining Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, integrated electric oven and gas hob with extractor hood over, integrated fridge freezer and dishwasher, plumbed for automatic washing machine, laminate floor, French doors to the rear garden, wall mounted Combi boiler enclosed in the wall unit. First floor Landing storage cupboard and loft hatch, Bedroom 1 has fitted wardrobes and an En-suite which has a double shower cubicle with a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, heated towel rail and an extractor fan. There are 2 further Bedrooms and a Bathroom with a panelled bath, low level w/c, pedestal hand wash basin, heated towel rail, tiled splash back, extractor fan.

Externally to the front there is a double width block paved driveway and an electric car charging point. To the rear there is an enclosed garden with lawn and paved patio areas and a shed.

Meadow Hill is well placed for local amenities, the A69 and the A1, with good access into the city.

**Hallway**

**Lounge**

**Downstairs w/c**

**Dining Kitchen**

**Bedroom 1**

**En-suite**

**Bedroom 2**

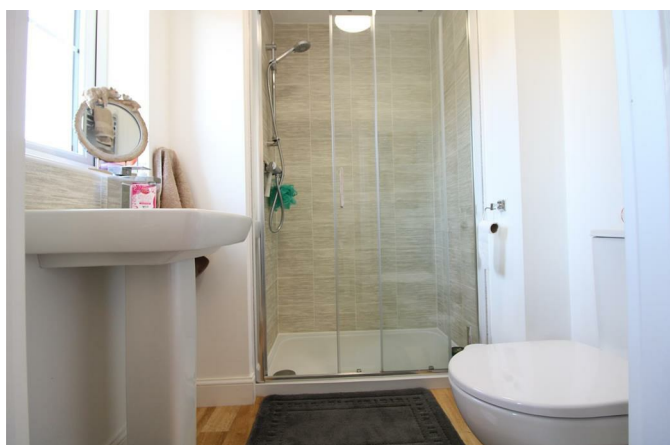
**Bedroom 3**

**Bathroom**



*\*Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential A

Council Tax Band: C

Distance from Throckley Primary School: 0.5 miles

Distance from Callerton Parkway Metro: 4.4 miles

Distance from Newcastle Central Train Station: 8.1 miles

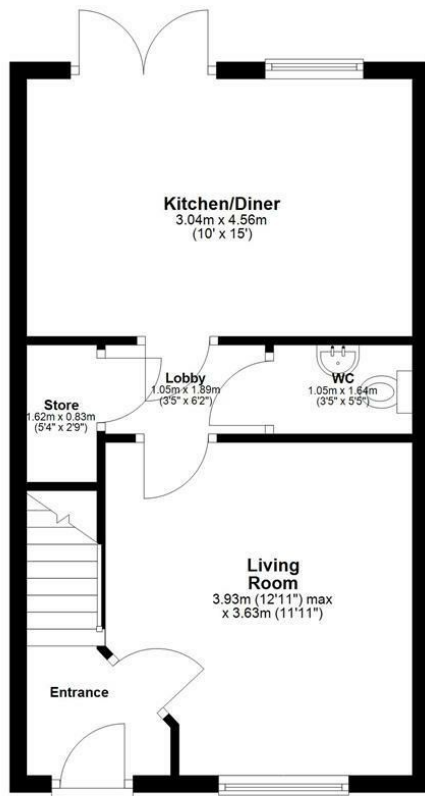
*Please note all sizes and distances are approximate.*

**2024  
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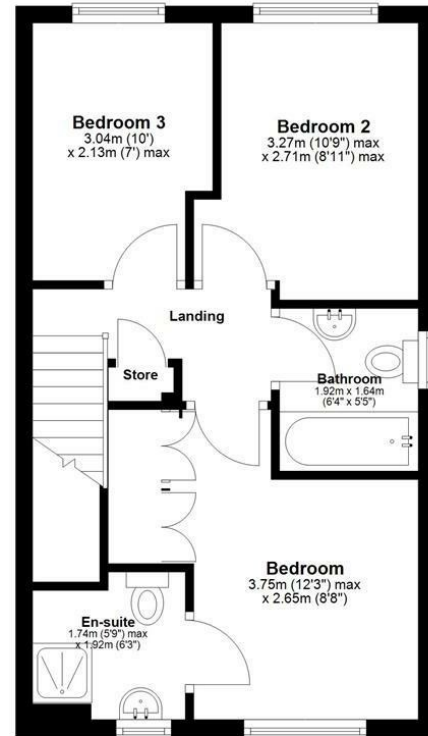
**ESTAS**

*Verified reviews from our clients*

## Ground Floor



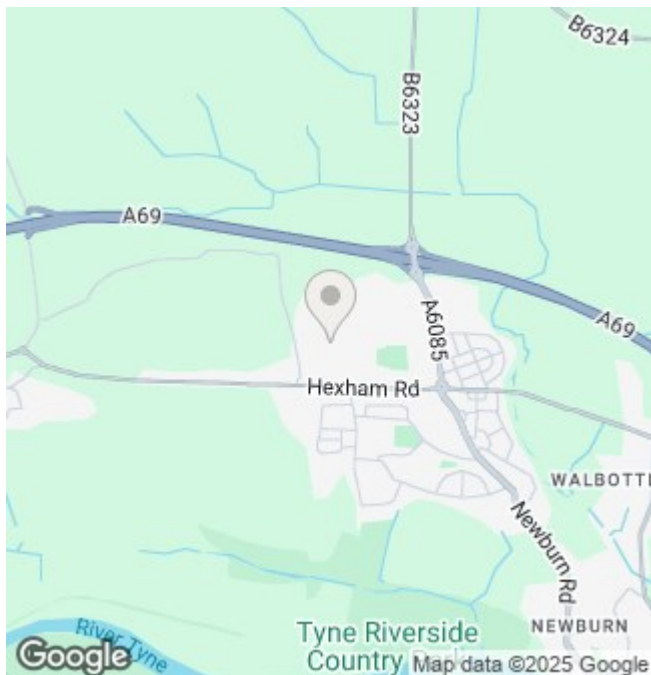
## First Floor



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.