



4



3



1

- 4 Bed Semi Detached Town House
- Open Plan Kitchen Diner
- Garage
- EPC rating C | Council Tax D

- Accommodation over 3 floors
- Downstairs w/c
- Utility Area

- Spacious Lounge
- 2 Bedrooms with En-suites
- Vacant Possession

With deceptively spacious and flexible family accommodation set over 3 floors, 4 bedrooed semi detached townhouse. With gas fired central heating and sealed unit double glazing, the Reception Hall has a cloaks cupboard and laminate flooring. The open plan Kitchen Diner has a good range of wall and base units with worktop surfaces, one and a half stainless steel sink and drainer unit, integrated double electric oven and 5 burner gas hob with an extractor hood over, integrated fridge freezer, laminate flooring, spotlights to the ceiling and French doors to the garden. The Utility has further wall and base units with worktop surfaces, plumbed for an automatic washing machine, laminate flooring, door to the rear garden. The downstairs w/c has a low level w/c, vanity hand wash basin, extractor fan and laminate flooring. There is also a study to the ground floor. To the first floor the Landing has a storage cupboard and double doors leading to the Lounge which has a box bay window and a storage cupboard. Bedroom 1 is also to the first floor and has a storage cupboard and an En-suite with a double shower cubicle with a mains shower, tiled walls and floor, low level w/c, pedestal hand wash basin, heated towel rail and an extractor fan. To the second floor Landing there is a loft hatch and Bedroom 2 with double built in wardrobes leading to another En-suite with a corner shower cubicle with a mains shower, tiled splash back, vanity wash hand basin, low level w/c, tiled floor, extractor and spotlights. Bedroom 3 and 4 both have built in storage, one housing the combi boiler. The Bathroom has a bath with a shower over, low level w/c, tiled splash back, extractor, spotlights tiled floor.

Externally, there is a small Front Garden with shrubs and a hedge. The West facing Rear Garden has a patio, cold water tap and gate to the Garage.

Mill Vale is well placed for local amenities, as well as road and public transport links into the city and has good access to the A1 and A69.

Entrance Hallway

Kitchen Diner

Utility

Downstairs w/c

First Floor Landing

Lounge

Bedroom 1

En-suite 1

Second Floor Landing

Bedroom 2

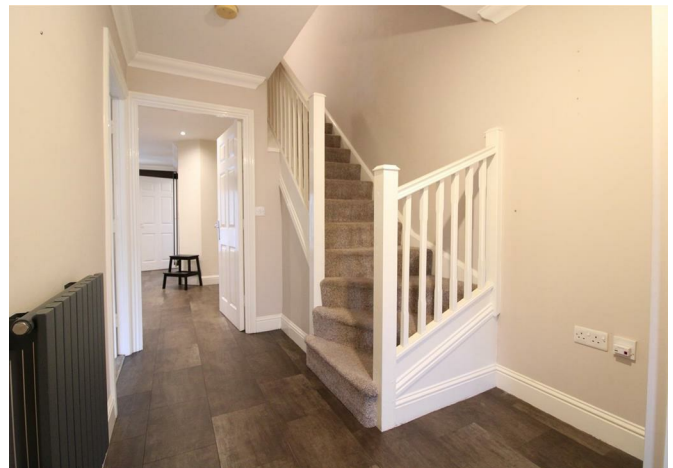
En-suite 2

Bedroom 3

Bedroom 4

Bathroom

*Please see Floor Plan on Page 4 for room sizes





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from Newburn Manor Primary School: 0.3 miles

Distance from Kenton Bank Foot Metro: 4.3 miles

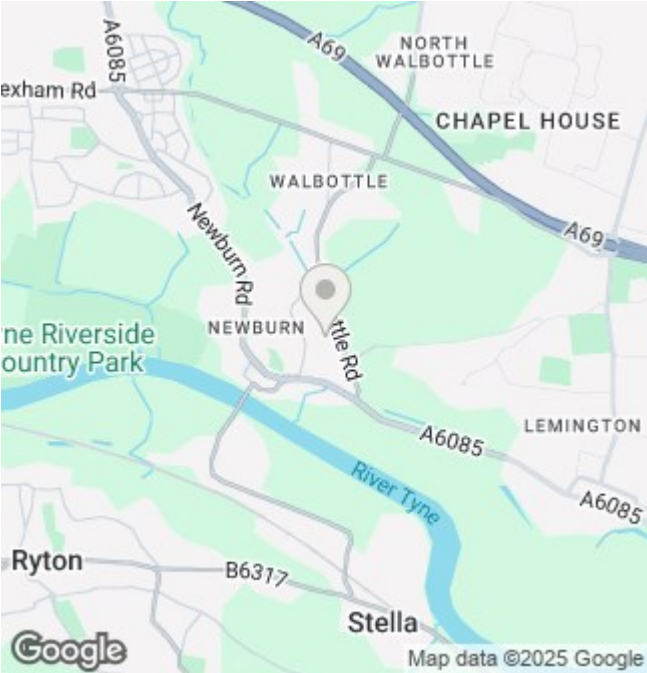
Distance from Newcastle Central Train Station: 5.8 miles

Distance from Newcastle International Airport: 6.4 miles :

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