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- 2 Bed Semi Detached House
- Cloakroom/WC
- Family Bathroom and En Suite Shower
- Great First Purchase
- 30% Discount - Buyers Must Pass 'Local Needs Qualification'
- Lounge with Media Wall & French Doors
- Off Street Parking
- Superbly Presented & Appointed
- Fitted Kitchen
- Rear Garden

A fabulous opportunity to purchase a discounted 3 bedrooomed semi detached house, in an excellent location, within this sought after development. Much improved by the current owners, including the addition of underfloor heating to the ground floor, the Reception Hall has a tiled floor, continuing into the Cloakroom/WC, with wc with concealed cistern and pedestal wash basin. The Lounge features a superb media wall with display recesses and space for a flat screen TV. Also with a tiled floor, there is a storage cupboard and French doors opening to the rear garden. The Kitchen is fitted with a range of wall and base units, with sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher and cupboard housing the combi boiler. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the boarded loft. Bedroom 1 has a picture window to the front, a feature panelled wall and En Suite Shower/WC, with wc with concealed cistern pedestal wash basin with mirror over and shower cubicle with mains shower unit. Bedroom 2 has a range of fitted wardrobes and is to the rear. The Bathroom/WC has a wc with concealed cistern, pedestal wash basin and panelled bath with half tiled surrounds.



Externally, the Front Garden provides of street parking for 2 cars and there is a path to the front door. The enclosed Rear Garden has a patio and lawn.

Church View is a recently completed development at Callerton, on the Western periphery of Newcastle. There is good access to local amenities, along with good road and public transport links into the city and surrounding areas. This property is also well placed for access to the A69, A1 and the Airport.

AGENT'S NOTE: This property is Affordable Housing under a Section 106 Agreement, to be sold at 70% of value. Buyers will need to demonstrate a 'Local Needs Qualification'. Please ask for details.

Reception Hall 14'10 x 6'8 (4.52m x 2.03m)

Cloakroom/WC 6'8 x 3'6 (2.03m x 1.07m)

Lounge 19'0 x 13'6 (5.79m x 4.11m)

Kitchen 10'11 x 8'9 (3.33m x 2.67m)

First Floor Landing

Bedroom 1 13'4 x 10'2 (4.06m x 3.10m)

En Suite Shower/WC 6'8 x 4'8 (2.03m x 1.42m)

Bedroom 2 13'4 x 9'4 (4.06m x 2.84m)

Bathroom/WC 7'0 x 6'9 (2.13m x 2.06m)



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





Energy Performance: Current B Potential A

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

**2024
WINNERS**

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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.