



- 3 Bed End Terraced Town House
- Accommodation over 3 Floors
- Bathroom/WC with Shower Mixer
- Ideal First Purchase

- Assisted Purchase/Discounted Price
- 22' Open Plan Lounge/Kitchen
- Gas CH & SUDG

- Approx 9 Yrs NHBC Remaining
- Gnd Floor Cloaks/WC
- Popular Development

Constructed around one year ago, this 2 bedroomed end terraced townhouse offers excellent accommodation over 3 floors, within this popular development. Ideal for the first time buyer, this is an 'Assisted Purchase' property, with the price discounted to 70% of value for the appropriate purchaser. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the 22' open plan Lounge/Kitchen. The Lounge area has French doors opening to the rear garden, whereas the kitchen area is to the front, fitted with a range of high gloss wall and base units, with sink unit, integral breakfast bar, split level oven, 4 ring gas hob with stainless steel/glass extractor over, integral washer with matching door and cupboard housing the combi boiler. There is a Cloakroom/WC with low level suite and wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 2 has free standing mirror fronted wardrobes and is to the rear. Bedroom 3 is 'L' shaped and to the front with a fitted cupboard. The Bathroom/WC has a low level wc, pedestal wash basin with mirror fronted cabinet over and panelled bath with shower mixer, screen, fully tiled surrounds and chrome towel warmer. To the Second Floor there is a storage cupboard and Bedroom 1, dual aspect, with roof lights affording good views, front and rear.

Externally, there is a small Front Garden with lawned area and a driveway for off street parking. The Rear Garden has a patio with lawn, decking with integral lighting and a shed.

Cypress Point Grove is on the new Augusta Park development, within the popular village of Dinnington, with First School, church, shop, pubs and restaurants. The village is conveniently located for Ponteland, the Airport, Gosforth, Kingston Park and surrounding countryside as well as being within excellent commuting distance of the city.

#### Entrance Hall

**Open Plan Lounge/Kitchen 22'3 x 12'3 (max) (6.78m x 3.73m (max))**

**WC 5'0 x 2'9 (1.52m x 0.84m)**

#### First Floor Landing

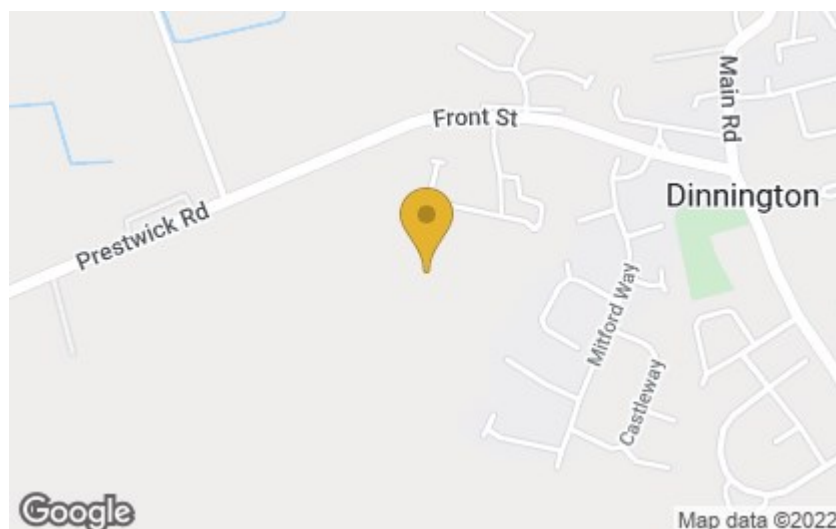
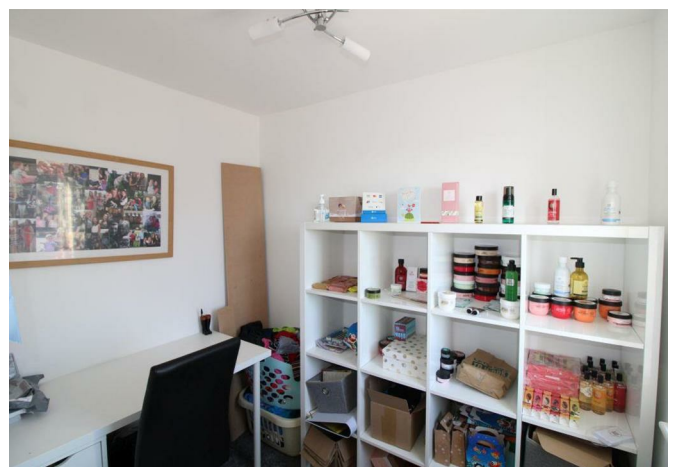
**Bedroom 2 12'2 x 8'0 (3.71m x 2.44m)**

**Bedroom 3 10'6 x 7'6 (max) (3.20m x 2.29m (max))**

**Bathroom/WC 6'4 x 5'6 (1.93m x 1.68m)**

#### Second Floor Landing

**Bedroom 1 17' x 9'0 (+recess) (5.18m x 2.74m (+recess))**



Energy Performance: Current B Potential A

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.