



- Semi Detached House
- Kitchen / Dining Room
- Front & Rear Gardens

- 3 Bedrooms
- Utility Room
- NO ONWARD CHAIN

- Lounge
- Bathroom/WC

A 3 bedroomed semi detached house, pleasantly situated in a cul-de-sac location, opposite a pleasant grassed area, within this popular estate. With gas fired central heating and sealed unit double glazing, the Entrance Hall has understair storage and leads to the Lounge, with bow window, coal effect electric fire set within a marble and timber fire surround. The 20' Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, space for electric cooker and extractor over, storage cupboard and windows to rear and side. Opening and step down to Utility room with base units, wall mounted Gas combination boiler and door to rear garden. Stairs lead from the hall to the First Floor Landing, with access to the boarded loft via a retractable ladder and roof light. Bedroom 1 has fitted wardrobe and is to the front. Bedroom 2 is to the rear, whilst Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and bath, tiled walls and window to rear. Externally, the Front Garden is graveled with a range of plants and shrubs and path to the front door. To the side is a path leading to the rear patio, with steps to raised lawn, vegetable plot, greenhouse and shed.

This property is ideally suited to the first time or family purchaser. Well placed for local amenities, Throckley has excellent road and public transport links into the city, to the MetroCentre via Newburn Bridge and other surrounding areas, along with excellent access to the A69 and A1.

Entrance Hall

Lounge 13'11" x 12'4" (4.249 x 3.780)

Kitchen / Dining Room 20'9" x 9'0" (6.349 x 2.747)

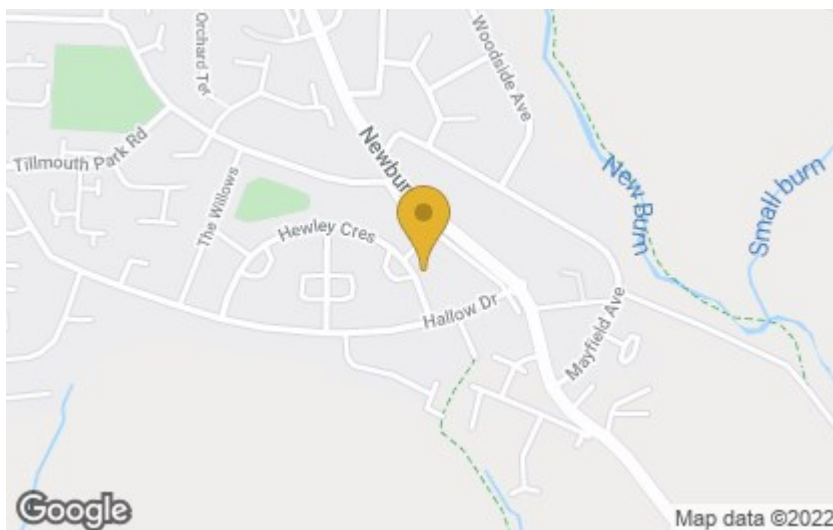
Utility Room

Bedroom 1 11'9" x 10'11" (3.600 x 3.333)

Bedroom 2 13'9" x 9'0" (4.192 x 2.767)

Bedroom 3 8'8" x 7'11" (2.646 x 2.416)

Bathroom / WC 7'10" x 5'7" (2.394 x 1.708)



Energy Performance: Current D Potential B

Council Tax Band:

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.