

- 3 Bed End Terraced Townhouse
- High Gloss Breakfasting Kitchen
- Integral Garage
- Ideal for s Family or Couple

- Accommodation over 3 Floors
- First Floor Lounge
- Pleasant Garden

- Cloakroom/WC
- Family Bathroom & En Suite Shower
- Sought After Location

A well presented 3 bedroomed end terraced townhouse, with accommodation set over 3 floors. Pleasantly situated within this highly sought after development, this property is ideal for a couple or family. The Reception Hall leads to the Cloakroom/WC, with low level suite and pedestal wash basin. The Breakfasting Kitchen is fitted with a range of high gloss wall and base units with sink unit, split level double oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors and French door to the rear garden. Stairs lead from the hall to the First Floor Landing, with cupboard housing a pressurised hot water system. The spacious Lounge overlooks the rear of the property and Bedroom 3 is to the front. Stairs lead to the Second Floor Landing. Bedroom 1 is to the rear and there is an En Suite Shower/WC, with white suite with contrasting black fittings, comprising a low level wc, pedestal wash basin with mirror fronted cabinet over, double shower cubicle with rainhead and hand held showers and towel warmer. Bedroom 2 has a storage cupboard and is to the front. The Bathroom/WC is fitted with a white suite with black fittings, comprising low level wc, pedestal washbasin, panelled bath with rainhead and hand held showers over, shower screen, fully tiled walls and a towel warmer. There is an Integral Garage with up and over door.

Externally, there is a small lawned Front Garden with hedge and block paved driveway. The Rear Garden has a patio, decking, artificial lawn, range of conifers and side access with a gate to the front.

Elemore Close is conveniently located within Newcastle Great Park, well placed for local amenities including shops and school. There is good road access to Gosforth Park, Gosforth High Street and the city as well as Newcastle International Airport and the A1.

Reception Hall 6'4 x 16'8 (max) (1.93m x 5.08m (max))

Cloakroom/WC 5'9 x 3'2 (1.75m x 0.97m)

Breakfasting Kitchen 15'4 x 9'9 (4.67m x 2.97m)

First Floor Landing

Lounge 15'6 x 12'6 (4.72m x 3.81m)

Bedroom 3 14'2 x 8'10 (4.32m x 2.69m)

Second Floor Landing

Bedroom 1 10'6 x 15'6 (max) (3.20m x 4.72m (max))

En Suite Shower/WC 6'10 x 4'6 (2.08m x 1.37m)

Bedroom 2 13'3 x 10'0 (max) (4.04m x 3.05m (max))

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

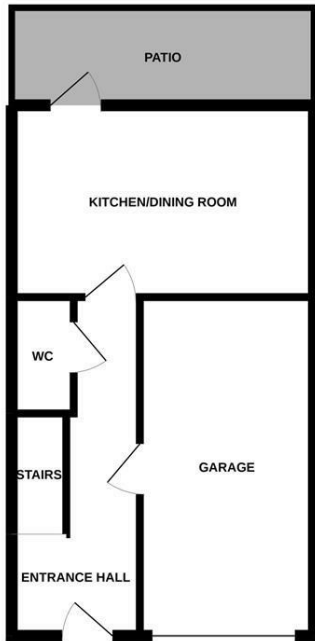
Integral Garage 17'6 x 8'7 (5.33m x 2.62m)





Energy Performance: Current C Potential B
Council Tax Band: D
Newcastle City Council: 0191 278 7878
Brunton First School: 0.3 Miles
Gosforth High School: 3.4 Miles
Newcastle International Airport: 5.4 Miles
Newcastle Central Railway Station: 7.2 Miles

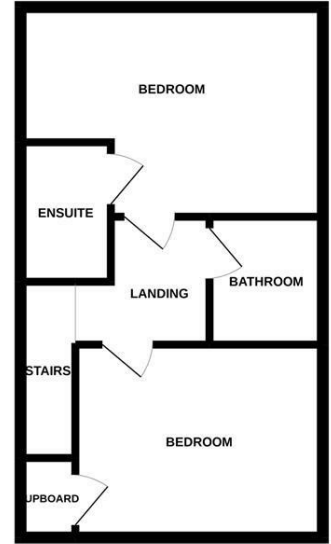
GROUND FLOOR



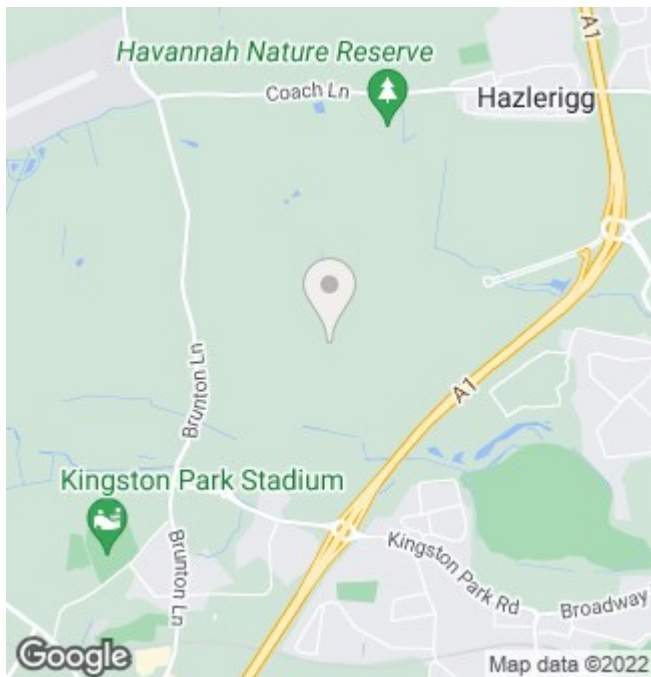
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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