

- 3 Bed Semi Detached House
- Dual Aspect Breakfasting Kitchen
- Gardens and Driveway
- Offered with No Upper Chain

- Cloakroom/WC
- Juliette Balcony to Master Bedroom
- Popular Development

- Lounge with French Doors
- Bathroom/WC with Shower
- Ideal for a First Time Purchaser

This well appointed 3 bedroomed semi detached house offers characterful and deceptively spacious accommodation, ideal for a family or first time purchaser. The Reception Hall leads to the Cloakroom/WC, with low level wc and pedestal wash basin, and the dual aspect Lounge, with French doors opening to the rear garden. The spacious Breakfasting Kitchen is also dual aspect and is fitted with a range of wall and base units with sink unit, split level oven with 4 ring gas hob and extractor over, integral dishwasher with matching door, plumbing for a washer and storage cupboard. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has French doors opening to a Juliette balcony to the front. Bedroom 2 is also to the front and has a built in storage cupboard and access to the loft. Bedroom 3 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over, panelled bath with rainhead and hand held showers over, screen, and fully tiled walls and floor.

Externally, there is a small Front Garden with path to the front door and driveway to the side for off street parking. The Rear Garden has a patio with a range of shrubs.

Offered with no upper chain, this property is pleasantly situated within a recent development, with good access to a green and other amenities. Throckley is to the West of Newcastle with good road and public transport links into the city and good access to the A69, the A1 and the Airport.

Reception Hall

Cloakroom/WC 4'6 x 3'8 (1.37m x 1.12m)

Lounge 16'0 x 10'4 (4.88m x 3.15m)

Breakfasting Kitchen 16'3 x 14'4 (4.95m x 4.37m)

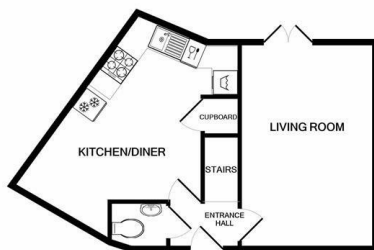
First Floor Landing

Bedroom 1 17'2 (max) x 13'8 (5.23m (max) x 4.17m)

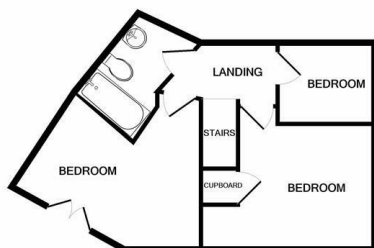
Bedroom 2 13'6 (into recess) x 9'0 (+dr recess) (4.11m (into recess) x 2.74m (+dr recess))

Bedroom 3 7'3 x 6'8 (2.21m x 2.03m)

Bathroom/WC 8'3 x 5'6 (max) (2.51m x 1.68m (max))



GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix (2021)



Energy Performance: Current B Potential A

Council Tax Band: B

Newcastle City Council: 0191 278 7878

Throckley Primary School: 0.4 Miles

Walbottle Campus: 1.5 Miles

Newcastle International Airport: 5.3 Miles

Newcastle Central Railway Station: 7.6 Miles

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.