



- 3 Bed Semi Detached House
- Double Length Driveway to Side
- High Gloss Kitchen/Diner
- Sought After Development

- Superbly Presented & Appointed
- Cloaks/WC
- En Suite & Family Bathroom

- Larger Rear Garden
- Spacious Lounge
- Circa 3 Yrs Old

A superbly appointed 3 bedroomed semi detached house, in an excellent location within this recently completed development, with 'larger' South facing garden and double driveway alongside the property. Completed around 3 years ago, the Reception Hall, with understair cupboard, leads to the Cloakroom/WC, with wc with concealed cistern and wall mounted wash basin. The Lounge is to the front, whilst the Kitchen/Diner is fitted with a range of high gloss units, sink unit, split level double oven, 5 ring gas hob with extractor over, integral fridge, freezer and dishwasher, auto washer and French doors opening to the rear garden. Stairs lead from the hall to the First Floor Landing, with cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC, with wc with concealed cistern, wash stand with wash basin and inset mirror over and double shower enclosure with rainhead and hand held showers. Bedrooms 2 and 3 both enjoy distant views to the rear. The family Bathroom/WC is fitted with a wc with concealed cistern, wall mounted wash basin with storage under and mirror over and double ended bath with shower attachment.

Externally, there is a small paved Front Garden area with block paved double length driveway to the side. The generous South Facing Rear Garden is ideal for family use, with patio, shed, steps down to lawn, pond, gazebo and decking.

This property is pleasantly and conveniently situated, well placed for local amenities, as well as road and public transport links into the city, MetroCentre and other surrounding towns, villages and countryside.

Reception Hall

Cloakroom/WC 5'9 x 3'5 (1.75m x 1.04m)

Lounge 15'8 x 11'4 (4.78m x 3.45m)

Kitchen/Dining Room 16'9 x 9'0 (5.11m x 2.74m)

First Floor Landing

Bedroom 1 11'5 x 10'8 (3.48m x 3.25m)

En Suite Shower/WC 7'9 x 4'5 (2.36m x 1.35m)

Bedroom 2 9'7 x 9'3 (2.92m x 2.82m)

Bedroom 3 9'4 x 7'0 (2.84m x 2.13m)

Bathroom/WC 8'8 x 5'10 (2.64m x 1.78m)

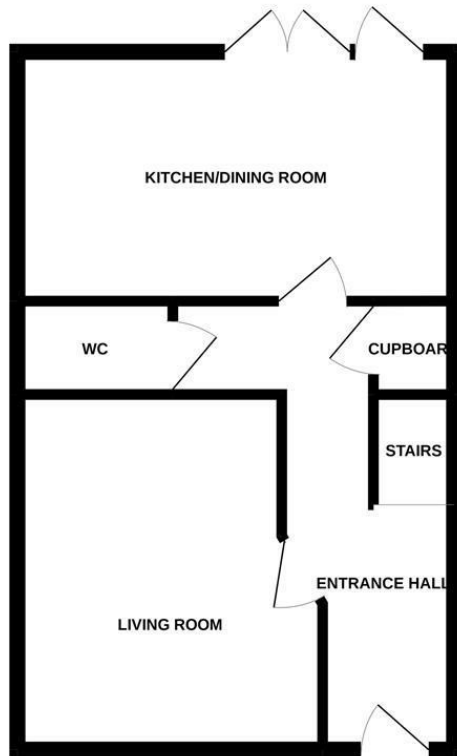




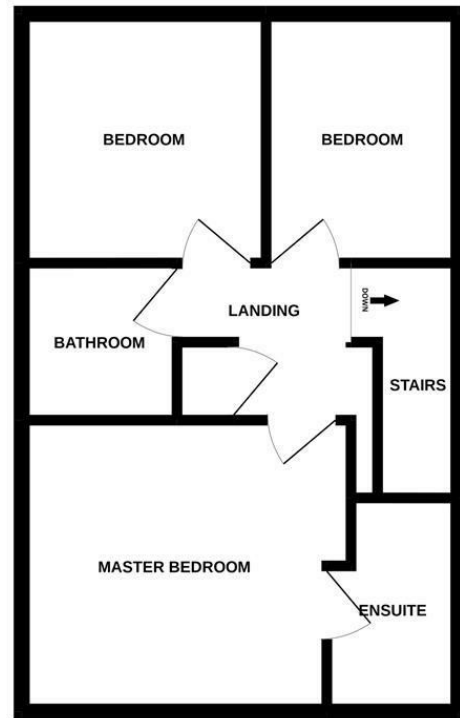
Energy Performance: Current B Potential A
Council Tax Band: TBC
Distance from Throckley Primary School: 0.8 miles
Distance from Metro Centre Gateshead: 5.1 miles
Distance from Newcastle International Airport: 5.3 miles
Distance from Newcastle Central Railway Station: 6.8 miles
Newcastle City Council: 0191 2787878



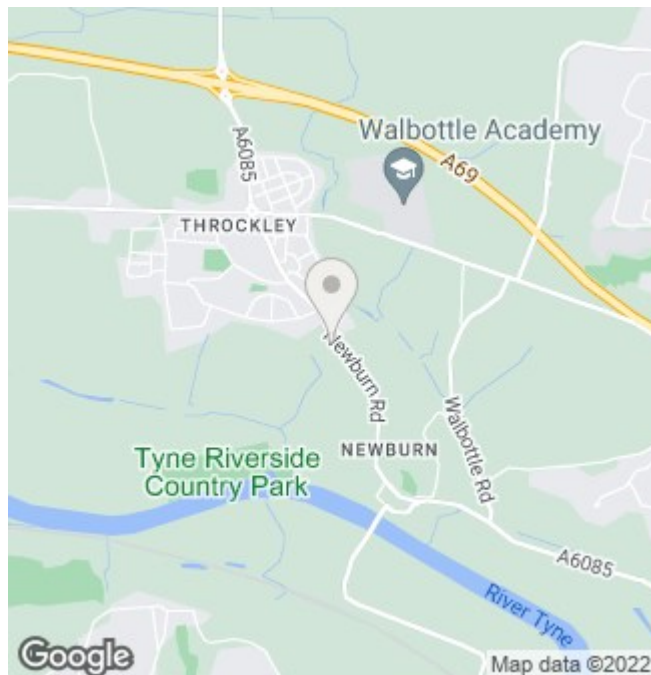
GROUND FLOOR



1ST 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.
Made with Metropix ©2022



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.