



- 3 Bedrooms
- Conservatory
- Parking area
- No Onward Chain

- Breakfasting Kitchen
- En-Suite Bathroom WC
- South Facing Rear Garden

- Lounge/Dining Room
- Shower Room WC
- Views Over Countryside

A superbly presented and appointed 3 bedroomed mid terraced house, in an excellent location.

With UPVC double glazed windows and gas fired central heating. The Entrance door leads to the Kitchen which is fitted with a range of modern white gloss wall, drawer and base units with contrasting worktops with inset sink unit, breakfast bar, freestanding cooker, space for fridge freezer, space and plumbing for washing machine and cupboard housing the gas fired combi boiler. Door leads to the Lounge, the focal point of which is the log burning stove with slate hearth. Glazed double doors open to the Conservatory with windows to two sides, tiled floor and double doors open to the rear garden. From the lounge door to Lobby with door to rear garden and stairs with understair storage cupboard to the first floor landing with built in storage cupboard. Bedroom 2 is a double and is to the front with bedroom 3 to the rear with views over open countryside. The Shower Room/WC with window to front with low level corner WC, corner wash basin and shower enclosure with electric shower. Stairs lead from the landing to the second floor Master Bedroom with window to front and velux windows to rear, eaves storage cupboards and door to En-suite Bathroom fitted with bath, pedestal wash basin and WC.

Externally to the front is a parking area. The south facing rear garden with patio area, lawn, planted flower beds and a mix of trees and shrubs.

This property is well placed for local amenities, with Throckley conveniently situated for road and public transport links into the city and other surrounding areas. There is good access to the MetroCentre via Newburn Bridge along with the A69 and A1.

Breakfasting Kitchen 14'10" x 9'11" (4.522 x 3.030)

Lounge/Dining Room 13'11" x 13'5" (4.266 x 4.105)

Conservatory 10'8" x 9'6" (3.256 x 2.921)

First Floor

Bedroom 2 11'11" x 10'7" (3.651 x 3.229)

Bedroom 3 11'11" x 10'5" (3.650 x 3.179)

Shower Room WC 8'9" x 6'1" (2.680 x 1.868)

Second Floor

Bedroom 1 17'3" x 12'2" (5.271 x 3.717)

En-suite Bathroom WC





Energy Performance: Current C Potential B

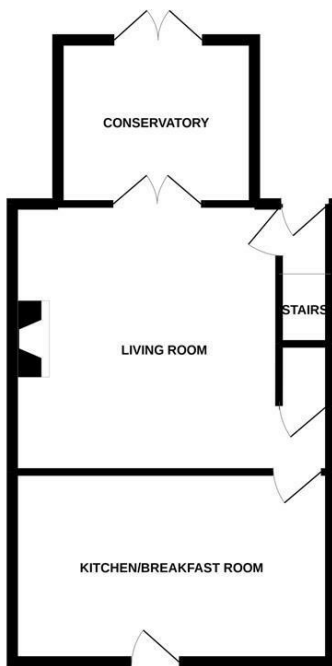
Council Tax Band:

Distance from School:

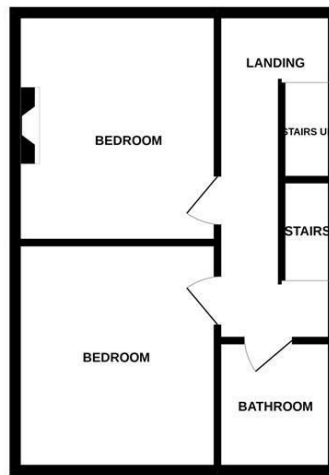
Distance from Metro:

Distance from Village Centre:

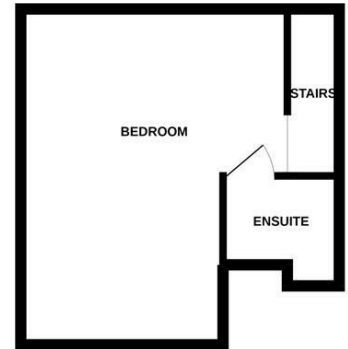
GROUND FLOOR



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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