



- 3 Bed End Terraced House
- Lounge with Contemporary Fire
- On Site & Visitors Parking
- Beautifully Presented & Maintained

- Sought After Courtyard Development
- Well Fitted Breakfasting Kitchen
- South Facing Rear Garden

- Built Circa 10 Yrs Ago
- En Suite & Family Bathrooms
- Side Gate & Path

A beautifully presented 3 bedroomed end terraced house, pleasantly situated within this sought after courtyard development. With gas fired central heating and sealed uniolt double glazing, the Reception Hall opens to the Lounge, the focal point of which is a pebble style electric fire within a contemporary surround and there is a bay window to the front. The Inner Hall leads to the Cloakroom/WC with low level wc and pedestal wash basin. The Breakfasting Kitchen is superbly fitted with a good range of wall and base units with split level oven, 4 ring gas hob and extractor over, integral dishwasher, auto washer and fridge/freezer with matching doors. French doors open to the rear garden. Stairs lead from the inner hall to the First Floor Landing, with access to the loft via a retractable ladder, part boarded with electric light. Bedroom 1 is to the rear and has an En Suite Shower Room with low level wc, pedestal wash basin and shower quadrant with mains shower. Bedrooms 2 and 3 are both to the front. The family Bathroom/WC is fitted with a white suite with modern chrome fittings with low level wc, pedestal wash basin with mirror fronted cabinet over and panelled bath with shower mixer.

Externally, the Front Garden is block paved providing on site parking. The South facing Rear Garden has a patio with lawn beyond and a range of shrubs.

Hartburn Close is situated within Chapel Park, a sought after residential area on the Western periphery of Newcastle. The area is well served with local amenities and there are good road and public transport links into the city as well as other surrounding areas.

**Reception Hall 5' x 4'8 (1.52m x 1.42m)**

**Lounge 14'2 x 16'10 (into bay) (4.32m x 5.13m (into bay))**

**Inner Hall**

**Cloakroom/WC 4'10 x 4' (1.47m x 1.22m)**

**Breakfasting Kitchen 14' x 9'8 (4.27m x 2.95m)**

**First Floor Landing**

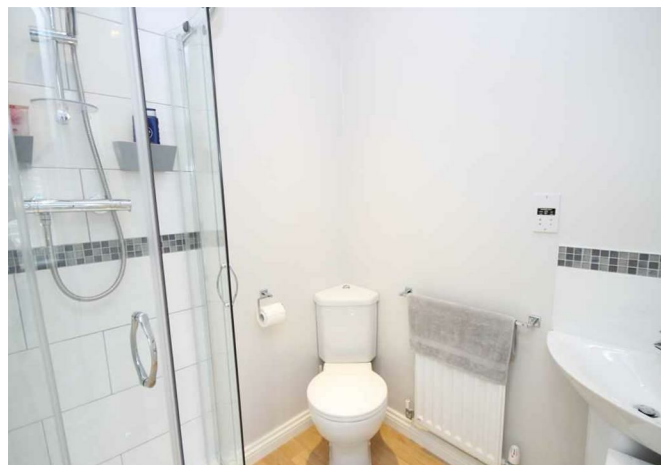
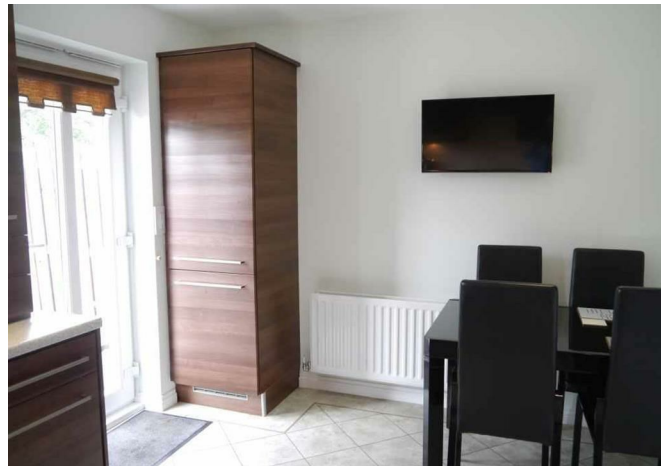
**Bedroom 1 12'2 x 10'2 (3.71m x 3.10m)**

**En Suite Shower/WC 5'4 x 5'3 (1.63m x 1.60m)**

**Bedroom 2 12' x 6'11 (3.66m x 2.11m)**

**Bedroom 3 9'6 x 6'9 (2.90m x 2.06m)**

**Bathroom/WC 6'8 x 5'8 (2.03m x 1.73m)**







Energy Performance: Current B Potential B

Council Tax Band: B

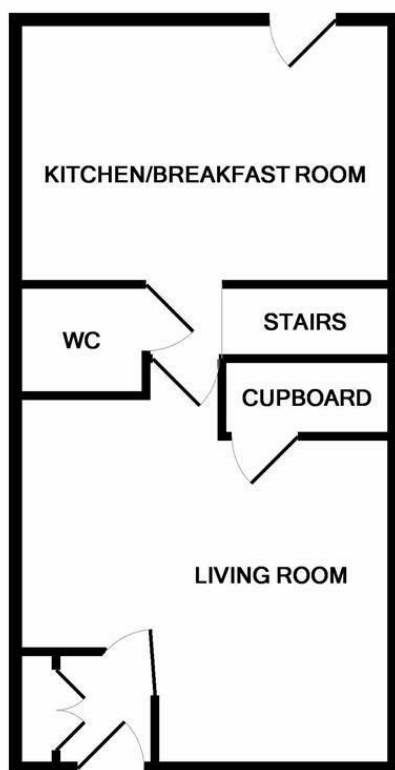
Newcastle City Council: 0191 278 7878

Westerhope Primary School: 0.42 Miles

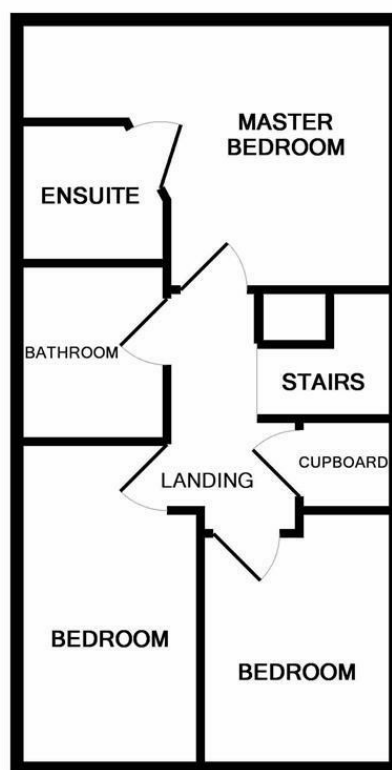
Milecastle Primary School: 1.27 Miles

Newcastle International Airport: 4.25 Miles

Newcastle Central Railway Station: 6 Miles



GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 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  
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