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6 Byrewood Walk
Newcastle Upon Tyne NE3 3EZ

Guide £189,995







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- 3 Bed Detached House
- Utility Room; Cloaks/WC
- Attached Garage
- Great Family House
- Open Plan Lounge
- Master Bed with Dressing Rm & En Suite
- Front & Rear Gardens
- Kitchen/Diner with French Doors
- Family Bathroom with Shower
- Well Presented

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A well presented 3 bedroomed detached house, within this conveniently located development. Built by Barratt around 7 years ago and with the benefit of circa 3 years NHBC guarantee remaining, the accommodation has sealed unit double glazing and gas fired central heating. The Reception Hall leads to the open plan Lounge with bay to the front. The spacious Kitchen/Diner is fitted with a range of wall and base units with split level oven, 4 ring gas hob and extractor over. There is a bay with French doors opening to the rear garden. The Utility Room has plumbing for a washer, a combi boiler and door to the rear. There is a Cloakroom/WC with low level wc and pedestal wash basin. Stairs lead from the lounge to the First Floor Landing, with access to the loft. The Master Bedroom is to the front, with archway to the Dressing Room and on to the En Suite Shower/WC, fitted with low level wc, pedestal wash basin, with mirror fronted cabinet over and double shower cubicle with mains shower. Bedroom 2 is to the front and Bedroom 3 is to the rear. The family Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with mains shower over. The Garage is attached with up and over door.

Externally, there is a Front Garden with path to the front door and block paved driveway. The Rear Garden is enclosed by a fence, with patio and lawn, ideal for family use.

Byrewood Walk is well placed for local amenities as well as the facilities of Kingston Park, including the Metro system and Tesco, via a footbridge. There are good road and public transport links into the city and other surrounding areas.

Reception Hall

Open Plan Lounge 13'8 x 16'10 (into bay) (4.17m x 5.13m (into bay))

Kitchen/Dining Room 17'4 x 12'3 (into bay) (5.28m x 3.73m (into bay))

Utility Room 5'4 x 5'3 (1.63m x 1.60m)

Cloakroom/WC 5'6 x 3'2 (1.68m x 0.97m)

First Floor Landing

Bedroom 1 12'2 x 9' (3.71m x 2.74m)

Dressing Room 7' x 5'2 (2.13m x 1.57m)

En Suite Shower/WC 6'10 x 3'10 (2.08m x 1.17m)

Bedroom 2 11'4 x 10'3 (3.45m x 3.12m)

Bedroom 3 10'9 x 6'4 (3.28m x 1.93m)

Bathroom/WC 6'5 x 6'3 (1.96m x 1.91m)

Garage









Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.