



Edgefield, West Allotment
Offers Over £160,000

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RICHARDSONS 



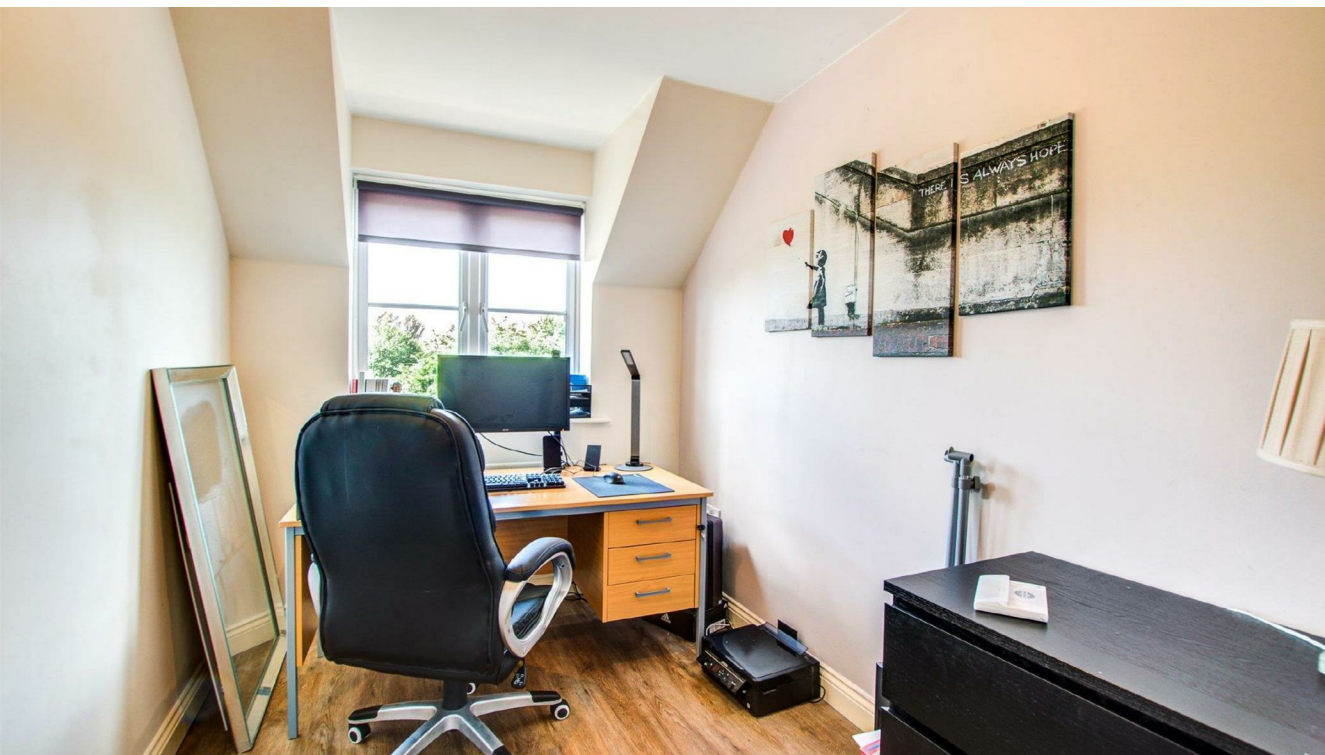
Edgefield Newcastle Upon Tyne, NE27 0BT

- END TERRACE HOUSE
- NEW BOILER
- MODERN BATHROOM
- MUST BE VIEWED
- THREE BEDROOMS
- SOUTHERLY GARDEN
- EXCELLENT LOCATION
- AVAILABLE NOW



**** Three Bedroom ** Great Location ** Stylish and Modern Family Home ****

Richardsons welcome to the market this well presented three bedroom house, centrally located on the popular Edgefield in West Allotment. The property is conveniently placed to provide good access to the Northumberland Park Metro Station, local shops, the A1058 and the A19.



"This is our first house together and we have had the best four years! We will miss our garden parties in the summer and all of our lovely neighbours. If we didn't need more room for our growing family we would never leave!"

Full Description

Richardsons welcome to the market this well presented three bedroom house, centrally located on the popular Edgefield in West Allotment.

The property is conveniently placed to provide good access to the Northumberland Park Metro Station and shops. The A1058 and the A19 are both set within close proximity.

Internally the home is well-kept and modern throughout, briefly comprising: entrance hall, cloakroom/WC, lounge, dining kitchen, modern bathroom and three bedrooms. Externally there is a pleasant enclosed garden with gated access to an allocated parking bay. A great opportunity to purchase fantastic home.

Viewings available at various times to suit all potential buyers.

APPROXIMATE MEASUREMENTS

Entrance Hallway - 4'8 x 2'9 (1.42m x 0.84m) - Double glazed entrance door, single radiator, staircase to the first floor, door to the Lounge, door to the Cloakroom/WC.

Cloakroom/Wc - Double glazed window to the front elevation, radiator, low level WC, pedestal wash basin.

Lounge - 14'8 x 12'2 (4.47m x 3.71m) - Double glazed window to the front elevation, single radiator, coving to the ceiling, storage cupboard, dark wood flooring.

Kitchen Diner - 9'9 x 15'6 (2.97m x 4.72m) - Double glazed window to the rear elevation, double glazed french doors accessing the rear garden, fitted with wall and base units, counter top surfaces, stainless steel sink unit, part tiled walls, free standing gas hob and gas oven with and extractor hood, plumbing space for a washing machine.

Kitchen/Diner - Additional Images of the kitchen/diner

First Floor Landing - Access to the bedrooms and the bathroom/WC.

Bedroom One - 11'7 x 8'6 (3.53m x 2.59m) - Double glazed window to the front elevation, single radiator.

Bedroom Two - 11'2 x 7'11 (3.40m x 2.41m) - Double glazed window to the rear elevation, single radiator.

Bedroom Three - 12'8 x 6'10 (3.86m x 2.08m) - Double glazed window to the front elevation, single radiator, fitted storage cupboard.

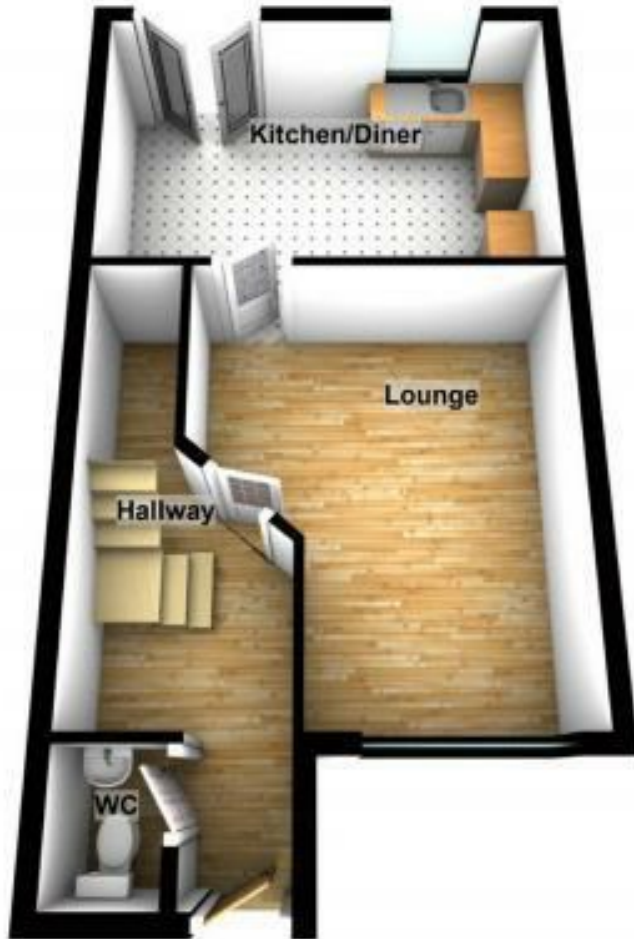
Bathroom - 6'0 x 7'1 (1.83m x 2.16m) - Double glazed window to the rear elevation, single radiator, tiled walls, low level WC, bath with an overhead shower, pedestal wash basin, airing cupboard, tiling to the floor.

Externally - There is a small town garden to the front. To the rear, a lovely private garden mainly lawned, with a patio area, a shed and fenced boundary with gated access. There is off street parking available to the rear.



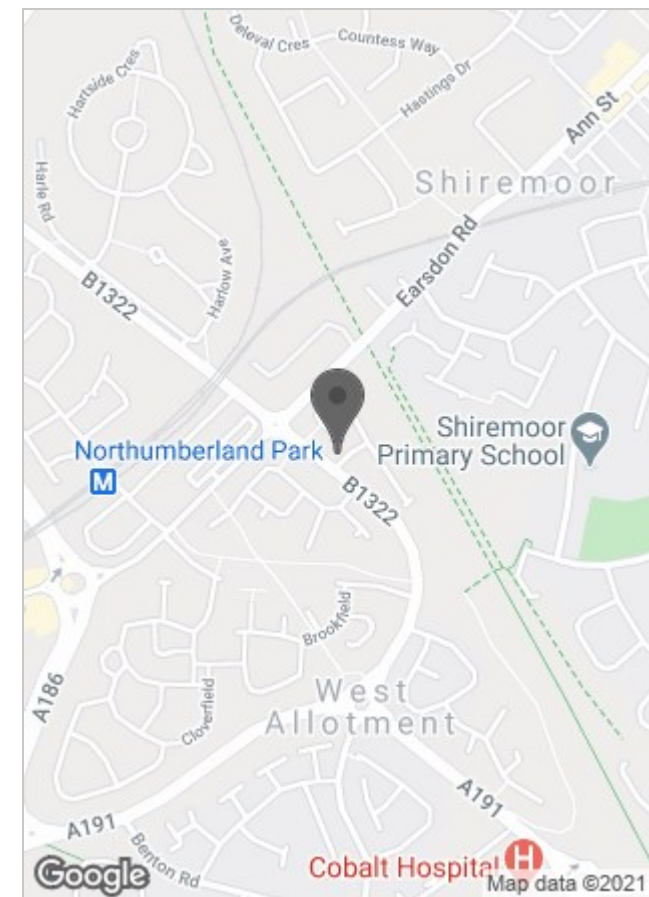
Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B		75	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.