





- Sought After Location
- Four Bedrooms
- Utility Room
- Close To Amenities
- Viewing Recommended
- Detached Family Home
- Ground Floor WC
- Off Street Parking
- Council Tax Band *E*
- Call For More Information





**** Video Tour on Our YouTube Channel | <https://youtu.be/8NB7pk-Wcy0> ****

Situated on a sought-after estate, this beautifully presented modern build, four-bedroom detached family home is sure to impress.

The location provides excellent access to a wealth of local amenities and public transport links with further amenities being offered in Newcastle city centre via the Metro service, which is just a short walk away.

Internally the property briefly comprises to the ground floor: - entrance hallway with w.c, spacious lounge with double doors to the dining room and a fantastic kitchen with a range of fitted units, integrated oven and hob and French doors access to the rear. There is also a handy utility room and storage with garage door access. On the first floor you are presented with four good-sized bedrooms; two with en-suite facilities and there is also a modern family bathroom/w.c. Further benefits include gas central heating and double glazing,

Externally to the front there is a garden and driveway for off street parking and to the rear there is a well-kept garden with a patio area and lawn.

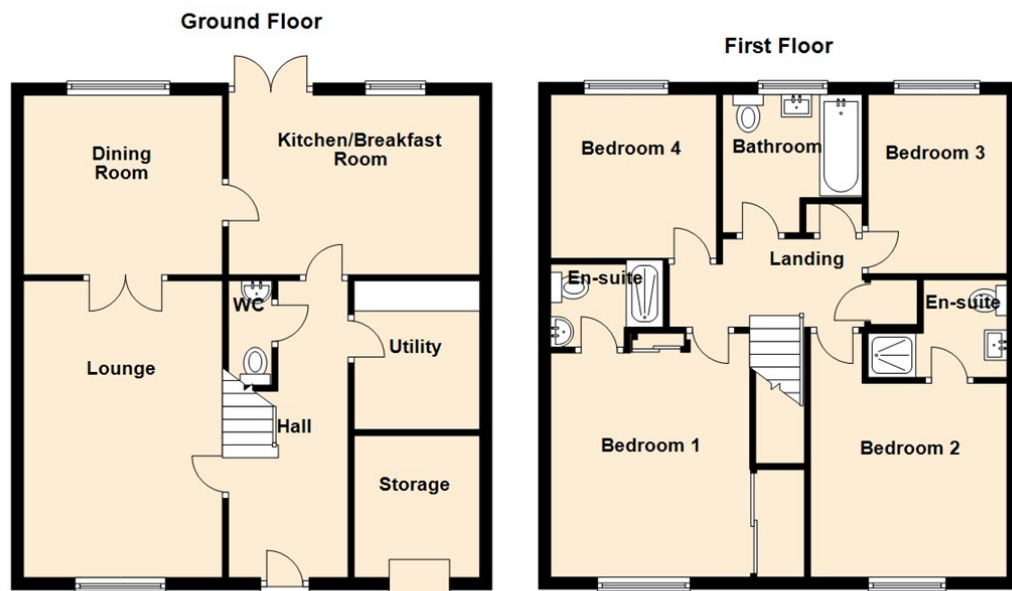
Viewings are highly recommended on this lovely family home. For more information, please call our Heaton sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*.





Lounge 10'9" x 19'3" (3.30 x 5.89)

Kitchen 16'9" x 9'8" (5.11 x 2.96)

Utility Room 8'1" x 6'9" (2.47 x 2.08)

Dining Room 9'7" x 9'8" (2.94 x 2.97)

Bedroom One 15'2" x 11'0" (4.63 x 3.37)

Bedroom Two 13'8" x 11'10" (4.17 x 3.63)

Bedroom Three 8'4" x 10'9" (2.55 x 3.30)

Bedroom Four 10'2" x 8'10" (3.11 x 2.70)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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