



FOLLOWLLS

8 Linden Grove, Newcastle - ST5 9LJ

In Excess of £150,000



A spacious mid town house offered for sale with no further upward chain. Conveniently located for town and easy access to the A34 with off-road parking and a good length south facing rear garden. Ideally suited for a family or rental investment.

The property has recently benefited from a replacement fitted kitchen with freestanding appliances included and provides three double bedrooms with bathroom to first floor.

The accommodation comprises; entrance vestibule with staircase, lounge with front facing window and gas fire housing back boiler system. Recently refitted family breakfast kitchen with a view over the rear garden. Fitted with modern white gloss units and freestanding appliances comprising gas cooker, dishwasher, washing machine and separate dryer which is situated in an under stairs store. There is a rear porch situated off the kitchen with external rear access and cloaks WC.

The first floor has a return landing with walk in airing cupboard housing a hot water cylinder. The main landing area provides access with ladder to a boarded loft. There are three good size double bedrooms and a three-piece family bathroom with shower over bath.







Externally, there is paved parking in front of the property with shared access passageway (with no 10) leading to the rear garden, which is approximately 70 ft (21m) in length and enjoys a south facing aspect. The garden is completely enclosed mainly laid to lawn having flagged patio and timber shed.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





