







3



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- Exclusive Development
- Desirable Address
- Semi Detached Home
- Three Bedrooms
- Immaculately Presented
- Close To Amenities
- Council Tax Band \*A\*
- Freehold
- Parking Spaces
- Viewing A Must







\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=qhrztq3wnCp> \*\*

Nestled within an exclusive small development, this beautifully presented three-bedroom semi-detached home offers modern living in a charming community setting. This property is ideal for families or professionals seeking style and comfort.

Located in the heart of Seaton Burn, the property enjoys access to a wealth of local amenities, including shops, a post office, parks, and schools. Excellent transport links ensure easy access to Gosforth, Newcastle, and beyond via road and regular bus services.

Internally the property briefly comprises: - entrance lobby, high-specification kitchen fitted with shaker-style units, a central island and integrated appliances, ground floor WC and a bright and airy lounge to the rear with French door access to the garden. On the first floor there are three bedrooms, one with an en suite and there is also a contemporary family bathroom WC with shower over the L-bath and storage under the sink. Further benefits include gas central heating and double glazing.

Externally there is off street parking to the front for two cars and there is an easy to maintain landscaped garden to the rear.

Please call our Gosforth team on 0191 236 2070 for more information and to book a viewing.

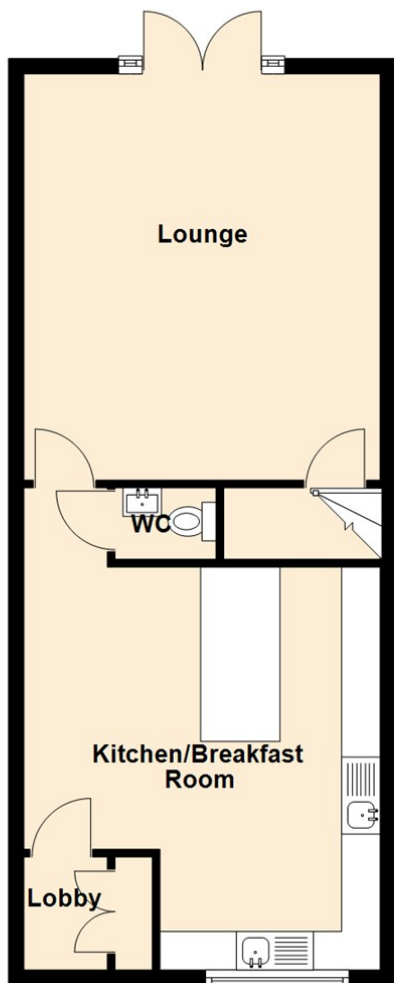
#### Tenure

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

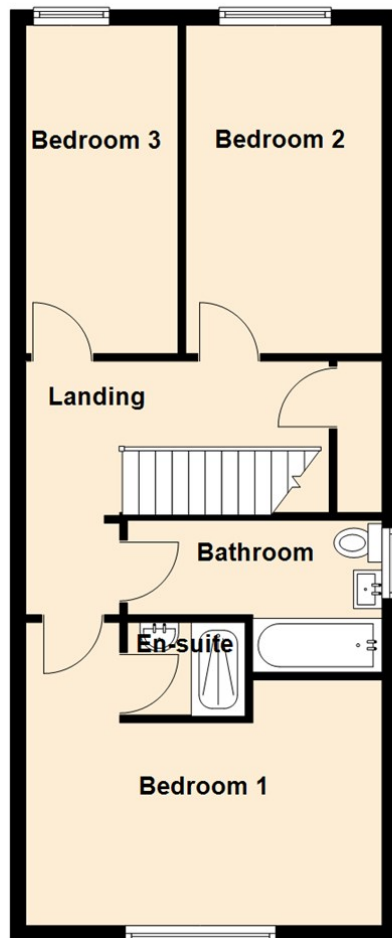
Council Tax band \*A\*.



Ground Floor



First Floor




Lounge 17'4" x 15'6" (5.30 x 4.73)

Kitchen 17'3" x 15'4" (5.26 x 4.68)

Bedroom One 10'5" x 15'7" (3.19 x 4.76)

Bedroom Two 13'11" x 8'7" (4.26 x 2.62)

Bedroom Three 14'0" x 6'4" (4.27 x 1.94)

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

## The difference between house and home

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