





- End of Terrace
- Ideal For Families
- Close to Amenities
- Utility Room
- Freehold
- Three Bedrooms
- Cul De Sac Location
- Front and Rear Gardens
- Council Tax Band *A*
- Viewing Recommended





This three-bedroom, end of terrace home is situated in a cul-de-sac position on Grasswell Drive, on the ever-popular Montagu Estate.

The area is convenient for access to a wealth of local amenities including good schools, shops, and excellent transport links. Also, within easy reach of the Town Moor and City Centre.

Internally the property briefly comprises to the ground floor: - entrance porch, bright and airy, open plan lounge with bay window, kitchen with a range of fitted units and a handy utility room. To the first floor there are three good sized bedrooms and a family bathroom WC with shower over the p-shaped bath. Further benefits include gas central heating and double glazing.

Externally there is a low maintain garden to the front and there is a delightful split-level garden to the rear with a generous patio area. A perfect space to relax in the warmer months.

This property would make an ideal purchase for the first time buyer or growing family. For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

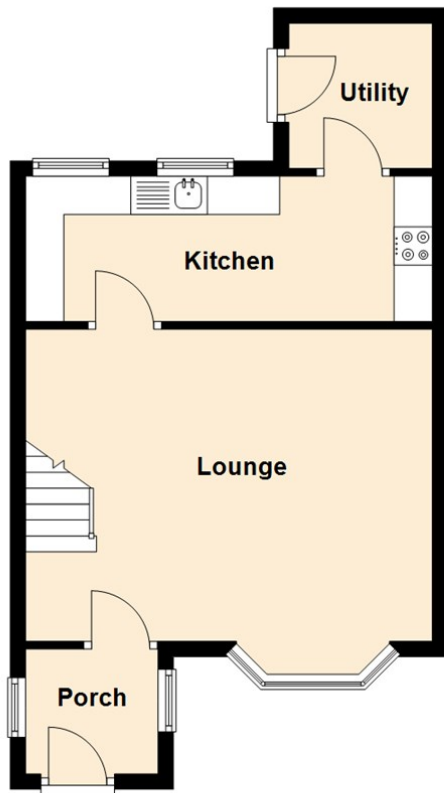
Tenure

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

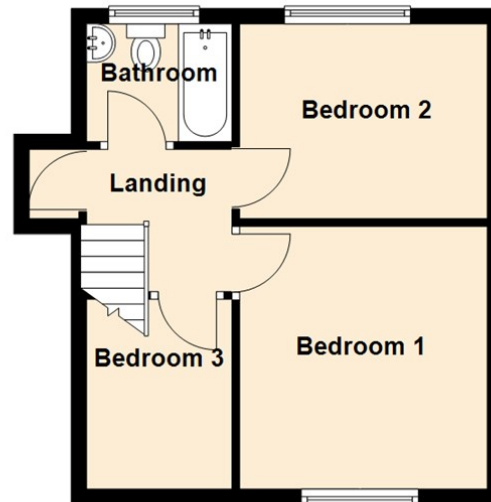
Council Tax band *A*.



Ground Floor



First Floor



Lounge 16'7" x 13'4" (5.08 x 4.08)

Kitchen 19'6" x 7'10" (5.95 x 2.40)

Utility Room 7'8" x 6'7" (2.34 x 2.03)

Bedroom One 12'7" x 11'9" (3.85 x 3.59)

Bedroom Two 12'7" x 8'4" (3.85 x 2.55)

Bedroom Three 8'10" x 8'9" (2.71 x 2.67)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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	

The difference between house and home

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