



36 Festival Close

ST6 3LG

£195,000



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STEPHENSON BROWNE

Located in a quiet cul-de-sac close to Festival Park and only a short drive to the A500, this three bedroom detached home offers excellent value and is very practically located.

Opening with a separate entrance hallway that grants access to all of the principal rooms, including a practical downstairs WC, a modern kitchen complete with a range of wall and base units and a generously proportioned living room diner, with understairs storage cupboard and sliding doors that open onto the rear garden.

Moving to the upstairs, there are three well proportioned bedrooms, two of which are double in size. Three piece family bathroom with shower over the bath, in addition to a three piece en-suite shower room that services the principal bedroom.

Externally, the home is fronted by low maintenance astro turf, paving up to the front door and a driveway providing off road parking. Large rear garden, with patio paved area and fenced borders.

Ideal first time purchase or family home.



Entrance Hallway
8'9" x 3'3"

Downstairs WC
4'11" x 2'7"

Kitchen
9'1" x 7'3"

Living Room Diner
15'3" x 14'6"

Landing
8'11" x 2'9"

Bedroom One
11'2" x 7'9"

Bedroom One En-Suite
7'8" x 2'8" max

Bedroom Two
9'2" x 7'9"

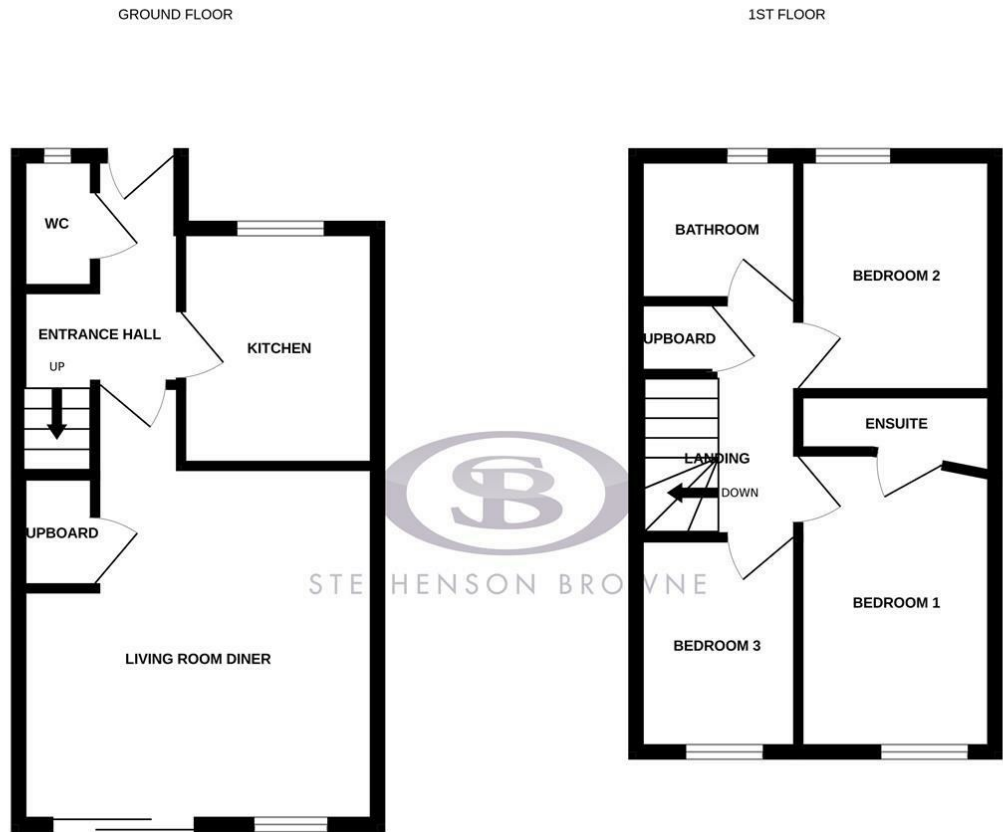
Bedroom Three
8'6" x 6'0"

Bathroom
6'0" x 5'6"



- Detached Home
- Three Bedrooms
- Front Aspect Kitchen
- Downstairs WC
- Generous Living Room Diner
- Three Piece Bathroom
- En-Suite Shower Room
- Driveway Parking
- Spacious Garden
- Cul-De-Sac Location

Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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