



36 Festival Close
ST6 3LG
£195,000



3



2



1



STEPHENSON BROWNE

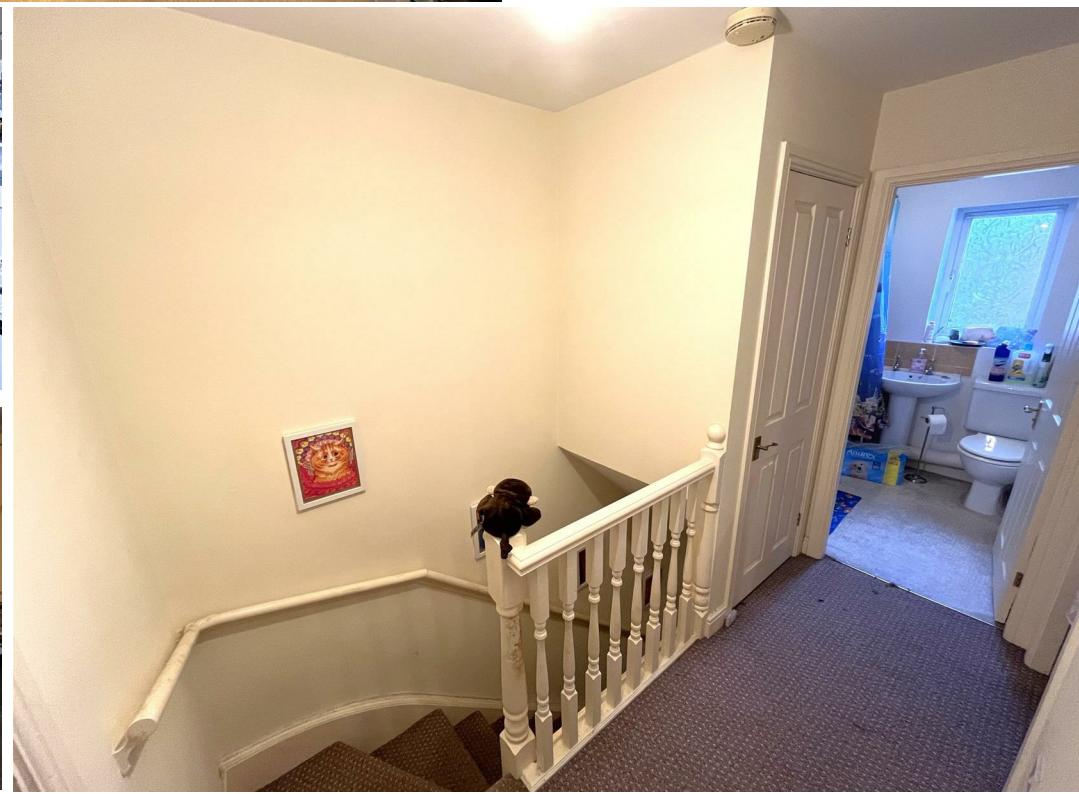
Located in a quiet cul-de-sac close to Festival Park and only a short drive to the A500, this three bedroom detached home offers excellent value and is very practically located.

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"

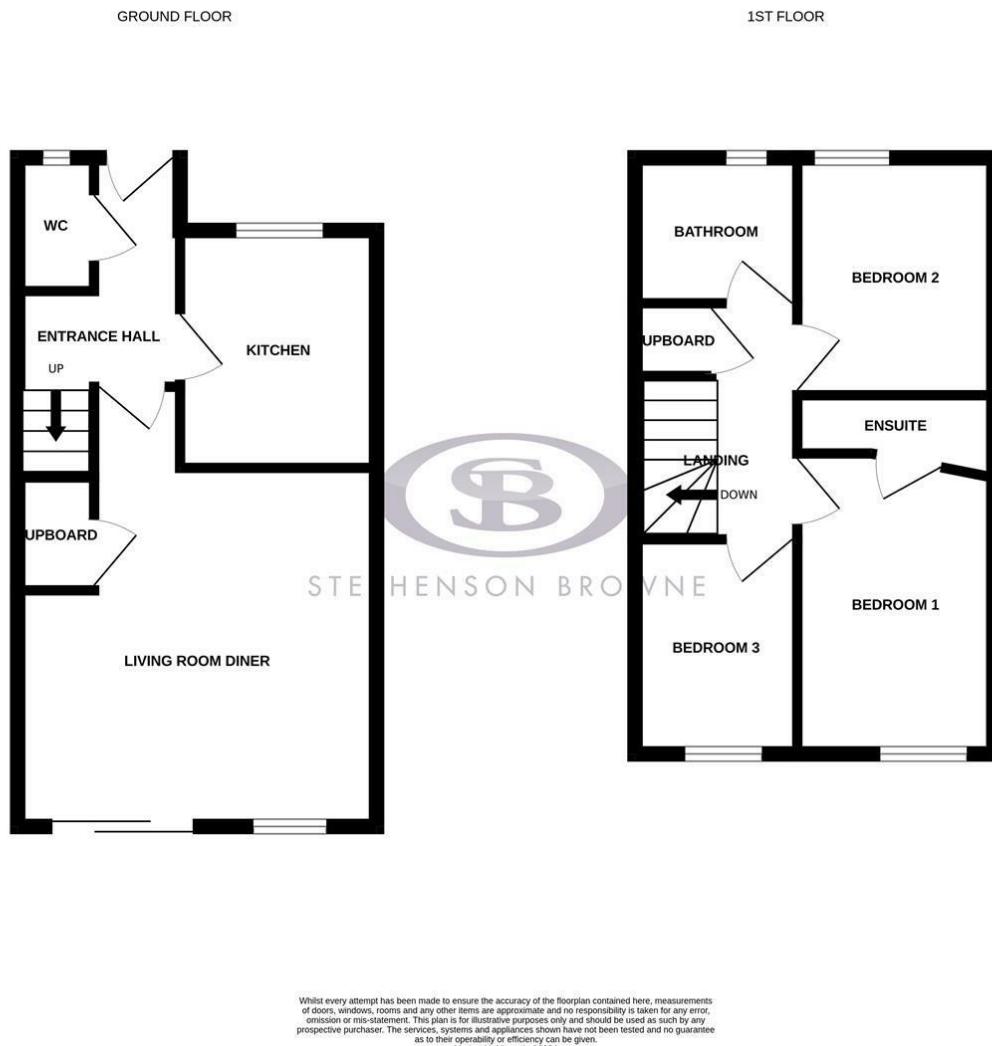
Bedroom Three
8'6" x 6'0"

Bathroom
6'0" x 5'6"

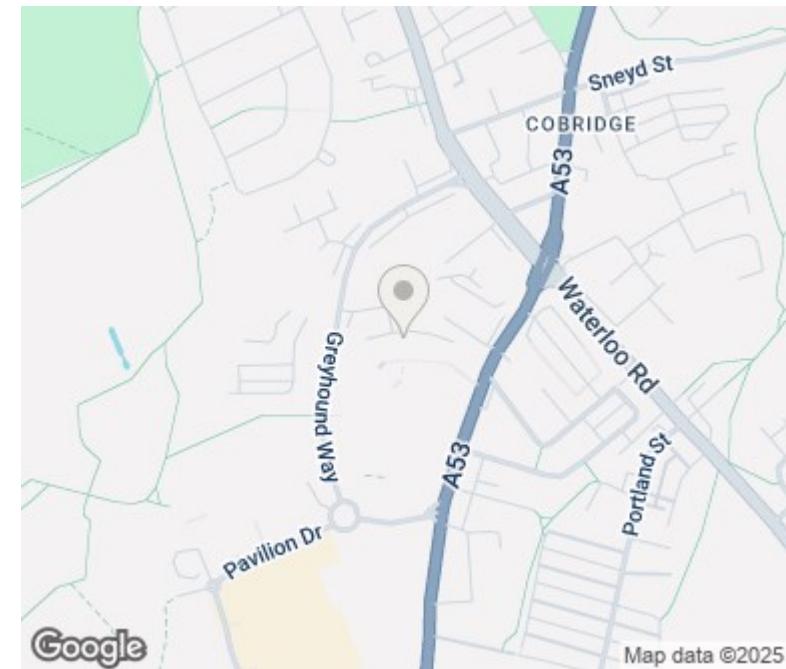


- Detached Home
- Three Bedrooms
- Front Aspect Kitchen
- Downstairs WC
- Generous Living Room Diner
- Three Piece Bathroom
- En-Suite Shower Room
- Driveway Parking
- Spacious Garden
- Cul-De-Sac Location

Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each detail; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64