



- 3 Bed End Link House
- Lounge with Fireplace
- Front & Rear Gardens
- Council Tax Band B / EPC Rating C

- NEW Kitchen and Bathroom
- Kitchen/Diner
- Detached Garage

- New Carpets
- Bathroom/WC with Shower
- AVAILABLE FROM 8th August 2024

A recently modernized and well presented 3 bedroom end link house, in a very pleasant cul-de-sac location, within this sought after residential estate. Available unfurnished, children and pets will be considered. The Entrance Porch leads to the open plan Lounge, with coal effect gas fire within a contemporary wood surround. This room is open to the Kitchen/Diner, the dining area of which has a cupboard housing the combi boiler, and the kitchen area having a range of wall and base units, sink unit, oven, electric hob with extractor hood, space for fridge/freezer and space for washer and there is a door to the rear. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 has built in double wardrobes and a storage cupboard and enjoys a pleasant aspect to the front. Bedroom 2 is to the rear and Bedroom 3, with storage cupboard, is to the front. The Bathroom/WC has a wc, vanity unit with wash basin, panelled bath with shower over, screen and chrome towel warmer. There is a Detached Garage to the rear.

Externally, there is a small Front Garden, gravelled with shrubs and path to the front door. The Rear Garden has a patio, with plants and shrubs to the borders and access to the garage.

Cowdray Court is conveniently situated for excellent local amenities including Primary School, wide range of shops including Tesco, M&S and Boots, pubs and restaurants and sporting and leisure facilities. Ideal for commuting to the city and well placed for the Airport, the property is well placed for the Metro system as well as other public transport and road links, into the city, to Newcastle International Airport and other areas of Tyneside. There is also good access to the A1.

**Entrance Porch 6'4 x 4'9 (1.93m x 1.45m)**

**Lounge 14'10 x 14'4 (4.52m x 4.37m)**

**Kitchen/Diner 14'4 x 10'8 (4.37m x 3.25m)**

**First Floor Landing**

**Bedroom 1 14'0 x 8'1 (4.27m x 2.46m)**

**Bedroom 2 9'3 x 8'6 (2.82m x 2.59m)**

**Bedroom 3 6'5 x 10'9 (max) (1.96m x 3.28m (max))**

**Bathroom/WC 6'3 x 6'2 (1.91m x 1.88m)**

**Detached Garage**





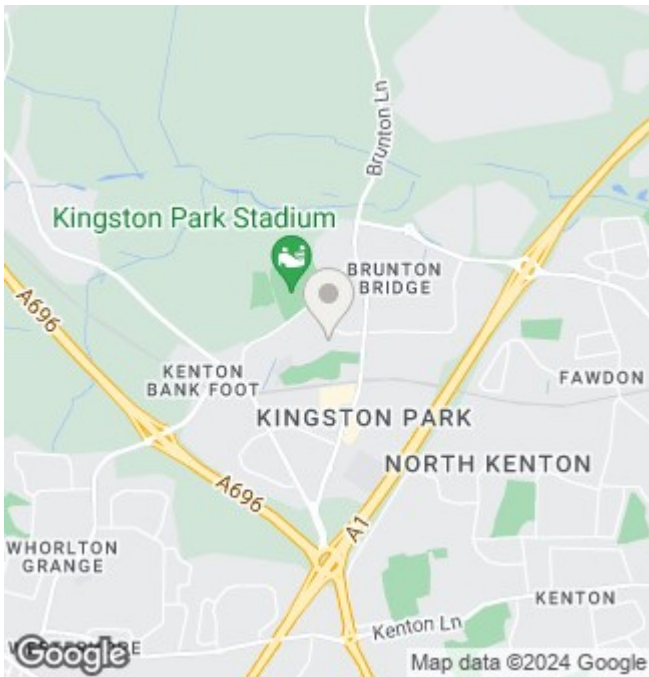
Energy Performance: Current C Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.