



# 23 Oulton Close

Meadow Rise



SANDERSON  
YOUNG









**23 Oulton Close  
Meadow Rise, NE5 4SX**

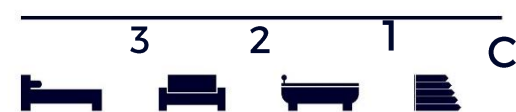
A well presented three-bedroom detached property, situated on the desirable Oulton Close, Meadow Rise.

The Meadow Rise development is perfectly located close to Kingston Park with its shops, amenities and transport links, whilst also offering easy access into Gosforth with its cafes, restaurants and schooling.

Situated on a good-sized corner plot, this lovely property is presented to an immaculate standard throughout.

**Price Guide:**

Offers Over £275,000





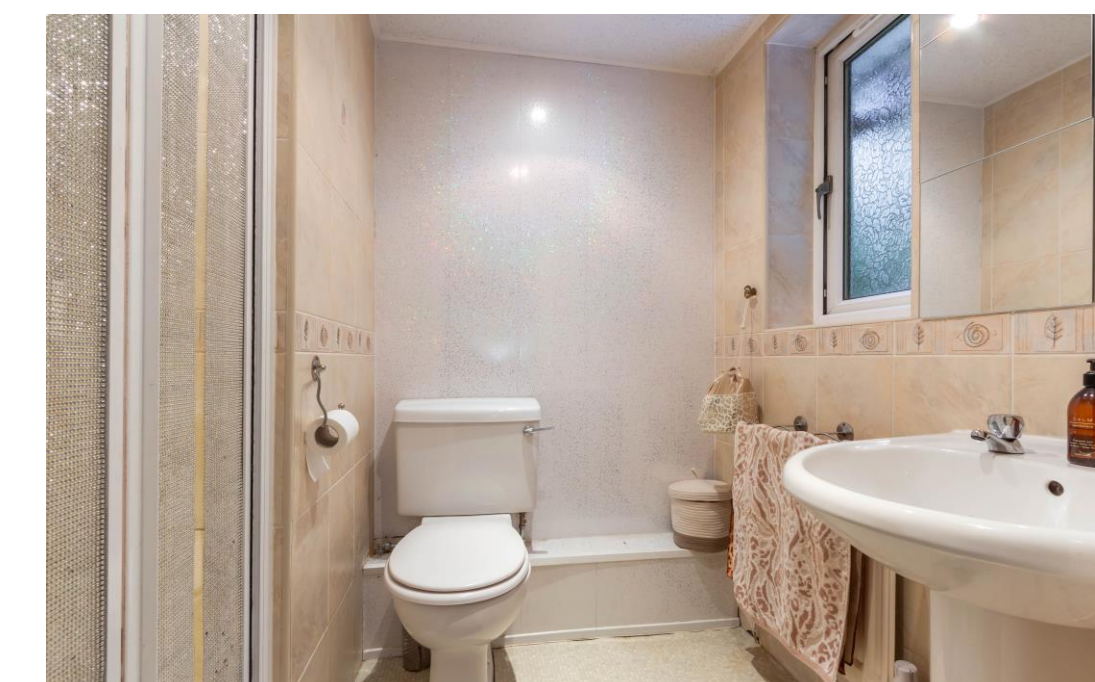


The accommodation comprises: Entrance vestibule | Reception hallway with understairs storage and a cloakroom WC | Full depth front living room/dining room with walk in bay window and door leading through to the kitchen | Fitted kitchen with a range of wall and base units | Utility room with door leading out onto the rear garden | Large study, which was formally the garage.

First floor landing | Two good sized double bedrooms, one of which benefits from an ensuite shower room | Third bedroom | Family bathroom with three-piece suite.



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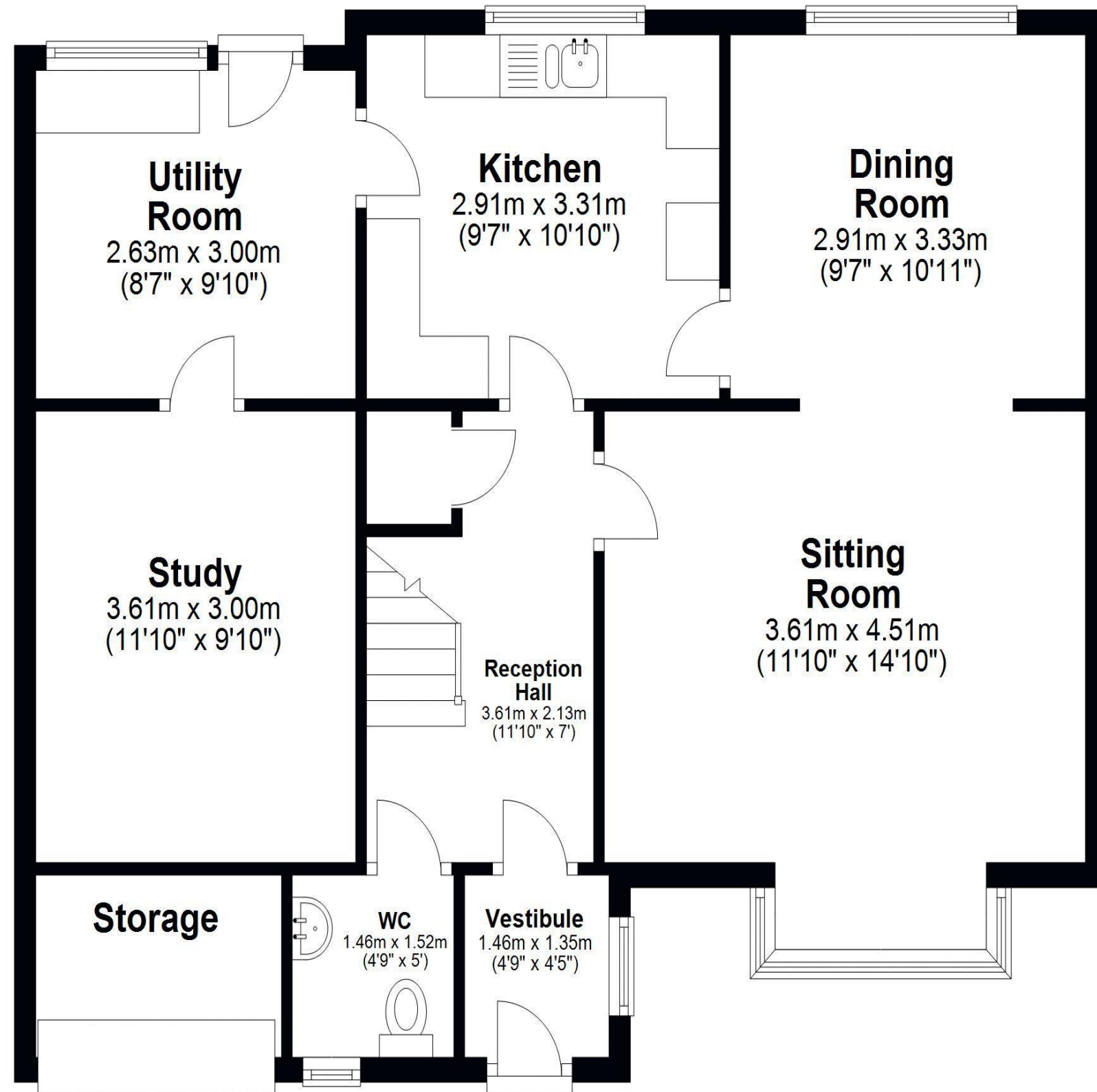






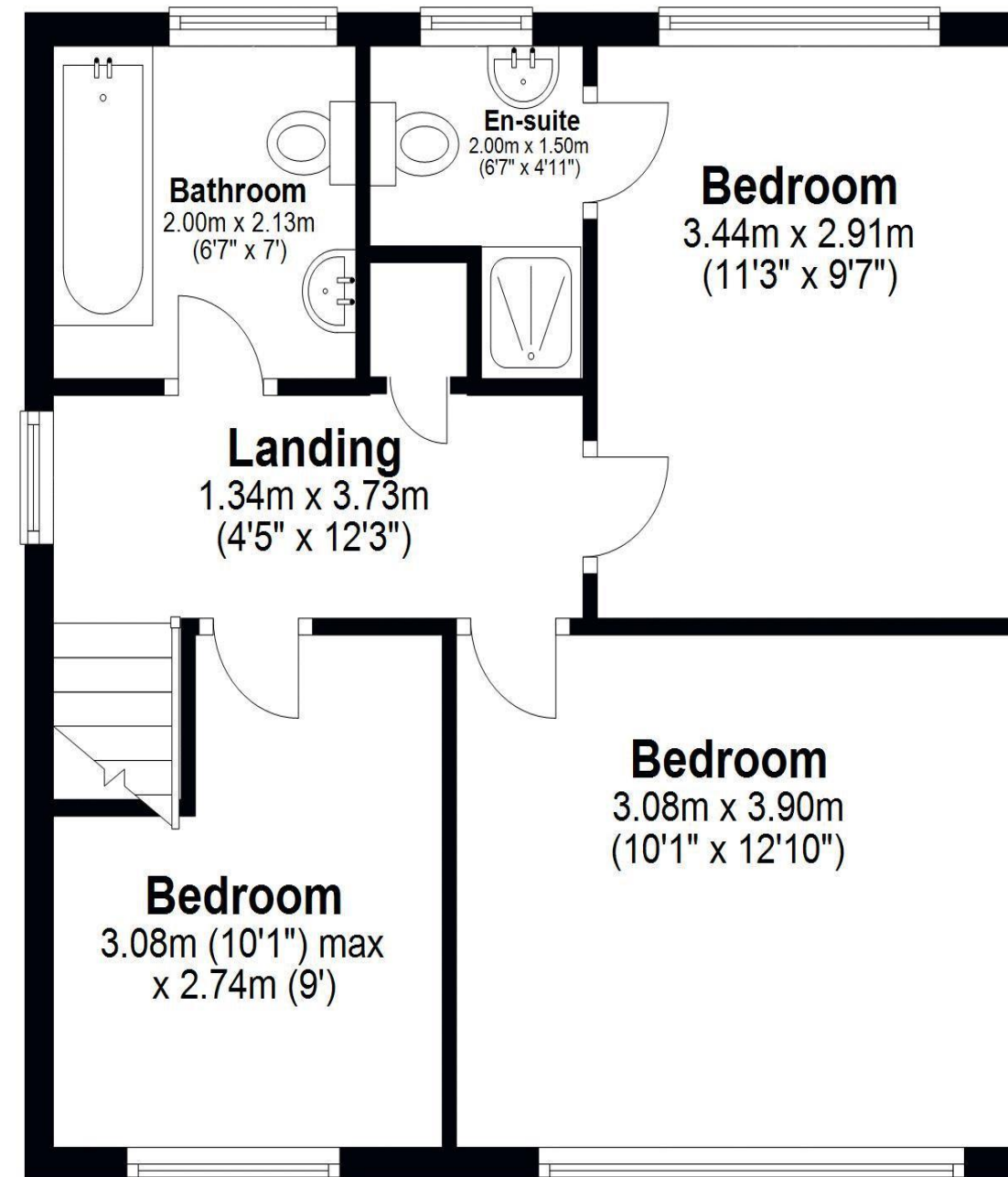
## Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Externally, the property offers a private plot with a large front garden with off street parking for multiple vehicles | Roller garage door giving access to storage | Lovely rear garden with a good-sized lawn and decked areas, which are ideal for entertaining in the summer months.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C

Total area: approx. 118.6 sq. metres (1276.9 sq. feet)

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