



3 Slingsby Gardens

Cochrane Park, Newcastle Upon Tyne, NE7 7RX

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

SEMI DETACHED HOUSE ** TWO DOUBLE BEDROOMS ** FAMILY ROOM/OFFICE/THIRD BEDROOM **

DOWNSTAIRS SHOWER ROOM/WC ** EN-SUITE SHOWER TO MASTER & FAMILY BATHROOM **

UTILITY ROOM ** SPACIOUS KITCHEN/DINING ROOM ** OFF STREET PARKING FOR TWO VEHICLES **

LOVELY WESTERLY ASPECT REAR GARDEN ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C

Offers Over £265,000

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- Semi Detached House
- Off Street Parking For Two Vehicles
- Westerly Aspect To Rear
- Two Double Bedrooms
- Downstairs Shower/WC
- Council Tax Band C - Freehold
- Family Room/ Bed Three
- En-Suite Shower & Family Bathroom
- Energy Rating C

Entrance Hallway

Living Room

10'0" + bay x 12'6" into alcoves
(3.04 + bay x 3.80 into alcoves)

Kitchen and Dining Room

10'1" x 18'8" (3.07 x 5.68)

Utility Room

5'2" x 7'3" (1.57 x 2.20)

Downstairs Shower/WC

4'1" x 7'3" (1.25 x 2.20)

Family Room/ Study/ Bedroom 3

11'4" x 7'3" (3.45 x 2.20)

Stairs to First Floor

Bedroom 1

9'9" + bay x 15'4" into alcoves (2.96
+ bay x 4.67 into alcoves)

Shower

4'3" x 2'11" (1.29 x 0.89)

Bedroom 2

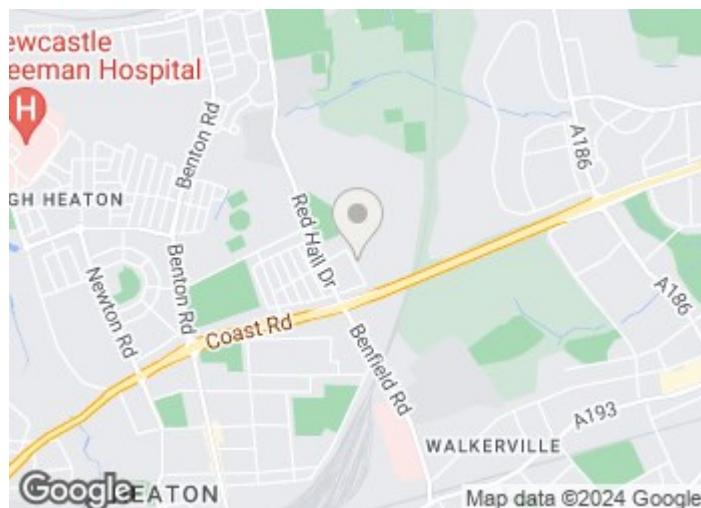
10'9" x 10'11" (3.28 x 3.32)

Bathroom

7'7" x 7'3" (2.31 x 2.22)

External

Broadband

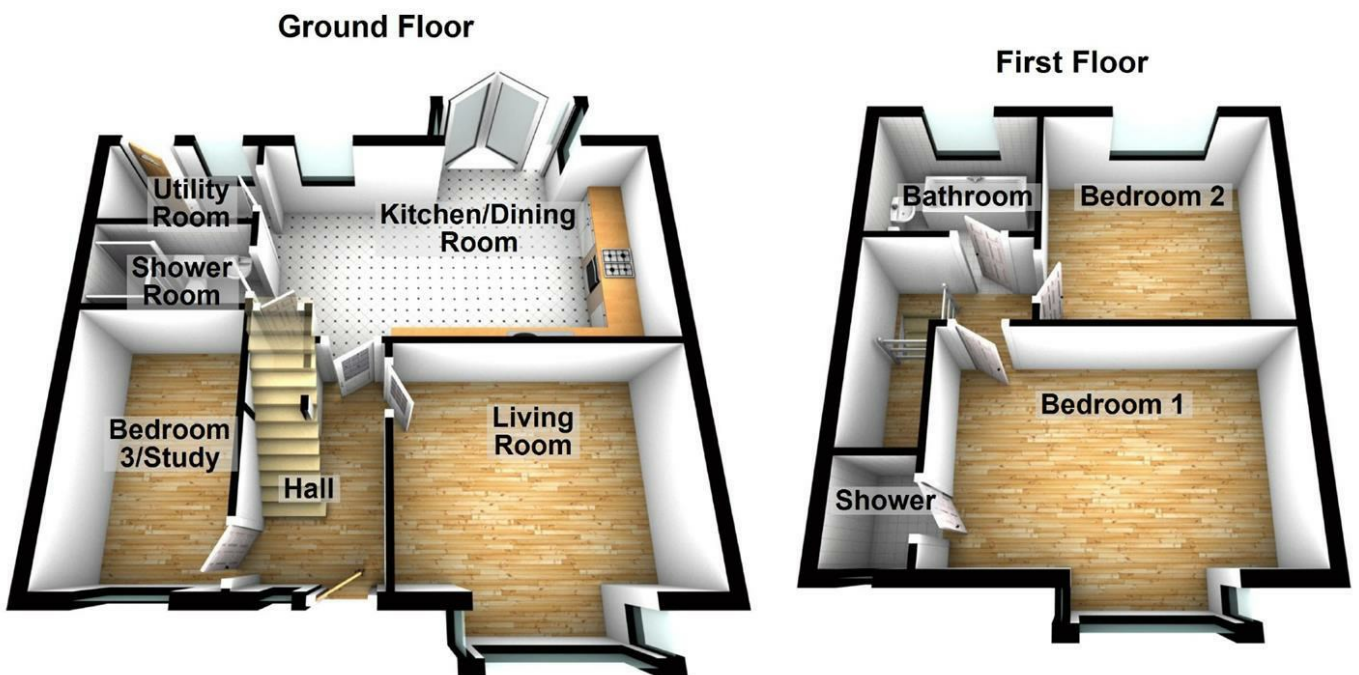


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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	