

148 Bede Close

Holystone, Newcastle Upon Tyne, NE12 9SN

** FREEHOLD ** THREE BEDROOM DETACHED HOUSE ** CONSERVATORY ** GARAGE & DRIVEWAY **

** CLOSE TO LOCAL AMENITIES, A19 AND MAJOR ROADS FOR COMMUTING ** UTILITY ROOM **

** CLOSEST METRO STATION PALMERSVILLE 0.6 miles ** ENSUITE TO MASTER BEDROOM **

** DOWNSTAIRS WC ** COUNCIL TAX BAND D ** ENERGY RATING C **

Offers Over £315,000



- Three Bedroom Detached House

- Downstairs WC

- Council Tax Band D

Entrance Hall

Composite door opening into

hallway, laminate flooring, access to bathroom

Lounge, Downstairs WC, Kitchen and stairs to first floor.

Lounge

12'9" x 18'1" (3.91 x 5.52)

Double glazed bay window, radiator.

Downstairs WC

6'3" x 2'7" (1.91 x .083)

Double glazed window, radiator WC, handwash basin

Kitchen/Diner

17'10" x 13'6" (5.46 x 4.13)

Double glazed window, radiator, laminate flooring, range of wall and floor units with countertops, gas hob with overhead extractor hood, gas oven access to utility room and conservatory.

Utility Room

5'7" x 5'1" (1.70m x 1.55m)

Double glazed door, range of wall and floor units, plumbed for washing machine, counter tops.

Conservatory

10'9" x 9'3" (3.30 x 2.84)

Laminate flooring, radiator, access to rear garden.

- En-suite to Master

- Conservatory

- Energy Rating C

Stairs to First Floor

Access to bedrooms and family

Bedroom 1

11'8" x 11'2" (3.58 x 3.41)

Double glazed window, radiator access to ensuite

Ensuite

6'2" x 4'8" (1.89 x 1.44)

Double glazed window, ladder style radiator, fully tiled, shower cubicle, WC wash hand basin

Bedroom 2

10'9" x 9'8" (3.30 x 2.97)

Double glazed window, radiator

Bedroom 3

10'9" x 7'11" (3.30 x 2.42)

Double glazed window, radiator

Family Bathroom

6'6" x 6'5" (2.00 x 1.96)

Double glazed window, radiator, fully tiled, WC, bath with overhead shower, wash hand basin.

External

There is a good size garden to the rear with lawn and patio area and to the front there is a garage with driveway parking for two cars.

Material Information

- Three Double Bedrooms

- Driveway Parking

- Freehold

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Limited Three -

None 02 - Limited Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

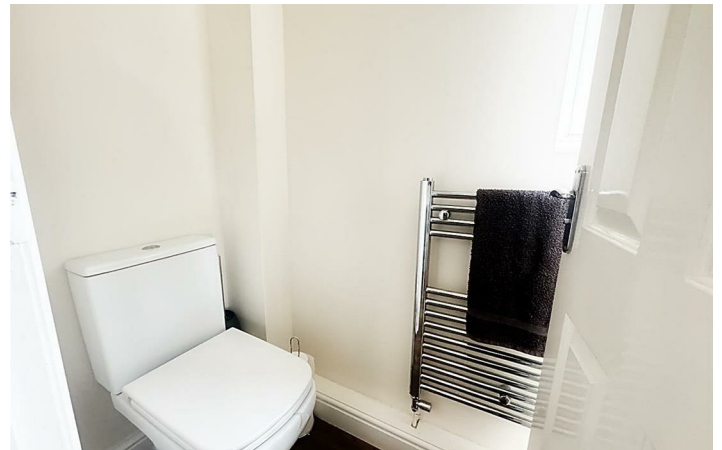
Rivers and the sea: Very low.

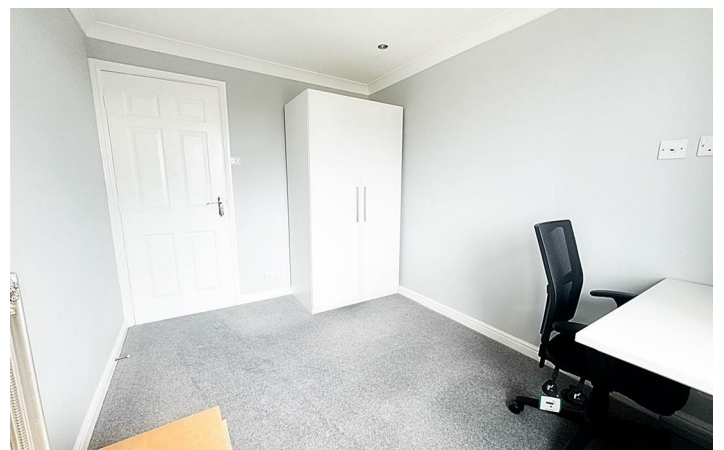
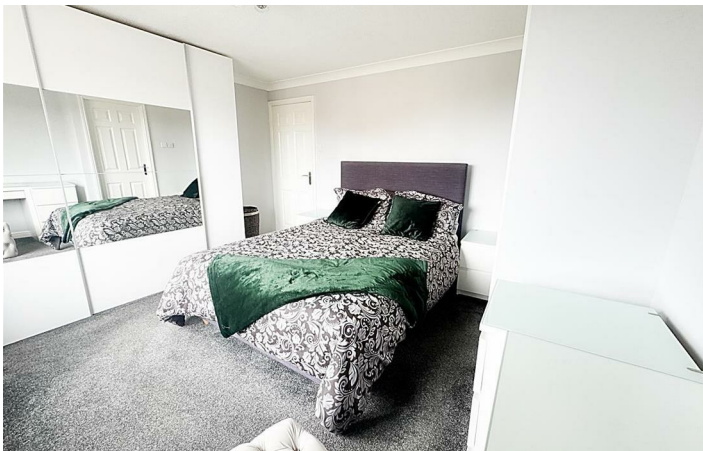
Surface water: Very low.

CONSTRUCTION:

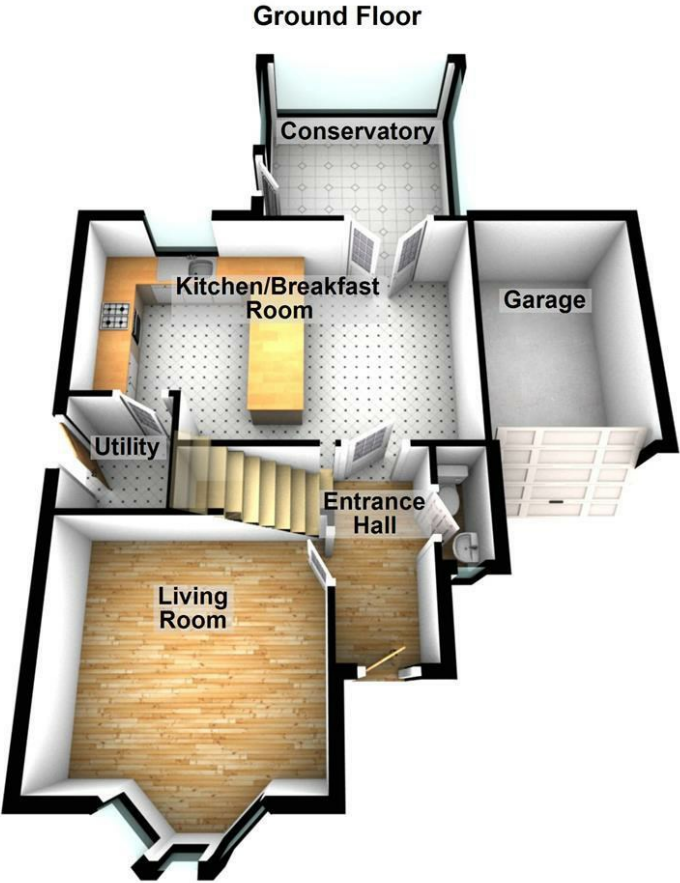
Traditional

This information must be confirmed via our surveyor.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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	