

152 Bede Close

Holystone, Newcastle Upon Tyne, NE12 9SN

** SOUTH FACING REAR GARDEN ** THREE BEDROOM SEMI DETACHED HOUSE **

** CONVERTED GARAGE ** CLOSE TO SCHOOLS, LOCAL AMENITIES AND MAJOR ROAD LINKS **

** GREAT FIRST TIME BUY ** FREEHOLD ** EN-SUITE TO MASTER BEDROOM ** SUNROOM **

** GREAT SIZE LIVING SPACE ** COUNCIL TAX BAND C ** ENERGY RATING D **

Offers Over £260,000



- Three Bedroom Semi Detached House

- Three Double Bedrooms

- Close to Local Amenities, Schools and Major Road Links

Entrance

Composite door into inner lobby. access 11'5" x 8'5" (3.49 x 2.59)

to Lounge

Lounge

23'2" x 10'9" (7.08 x 3.29)

Double glazed window, radiator, laminate

floor, media wall with electric fire, stairs to first floor, opening into dining area

Dining Area

26'0" x 8'0" (7.94 x 2.45)

Converted from garage, double glazed window, vertical radiator, laminate flooring,

Sun Room

Double glazed French doors from lounge, laminate flooring, vertical radiator, media wall, French doors opening into rear garden

Kitchen

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

Double glazed window, under stairs cupboard, radiator, laminate flooring. Fitted with range of wall and base units with countertops, integrated dishwasher, unit. sink, built in electric oven and gas hob with overhead extractor hood.

Stars to First Floor

Access to landing

Landing

14'6" x 6'2" (4.43 x 1.88)

Cupboard housing boiler, loft hatch, and access to family bathroom and bedrooms

- South Facing Rear Garden

- Ensuite to Master Room

- Council Tax Band C

Bedroom 1

Built in wardrobe with light, double

glazed window, radiator, access to ensuite. Rear Elevation.

En-suite

7'8" x 4'8" (2.35 x 1.43)

Double glazed window, radiator, shower cubicle, WC, wash hand basin, fully tiled walls and floor and ladder style radiator.

Bedroom 2

8'6" x 9'9" (2.61 x 2.99)

Double glazed window, radiator. Front Elevation.

Bedroom 3

8'6" x 9'4" (2.61 x 2.86)

Double Glazed window, radiator, Front Elevation.

Family Bathroom

7'8" x 5'6" (2.35 x 1.70)

Double glazed window, ladder style radiator, part tiles walls, tiled floor, bath, WC and wash hand basin set in vanity unit.

External

To the front of the property there is lawned area with side gated access to rear. To the rear the proper benefits from a south facing rear garden, patio area, decked area and lawn.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further

- Converted Garage

- Freehold

- Energy Rating D

information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2 - Good outdoor

Three- Good outdoor

Vodafone - Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

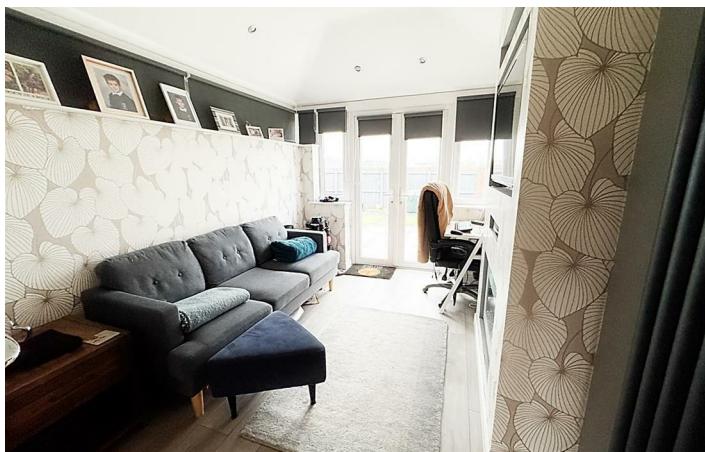
Surface water: Very low.

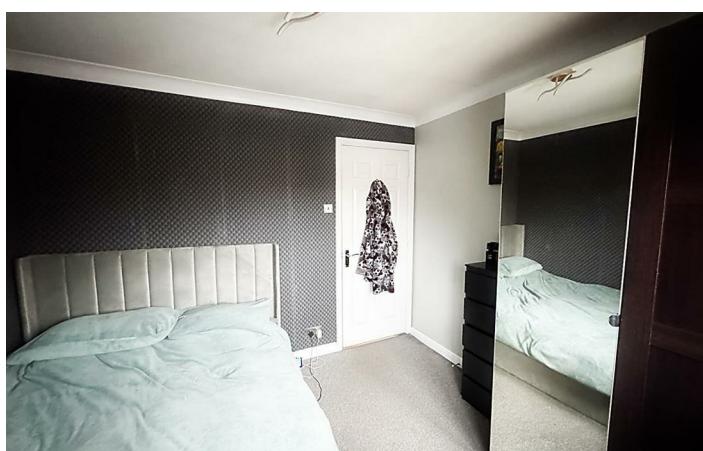
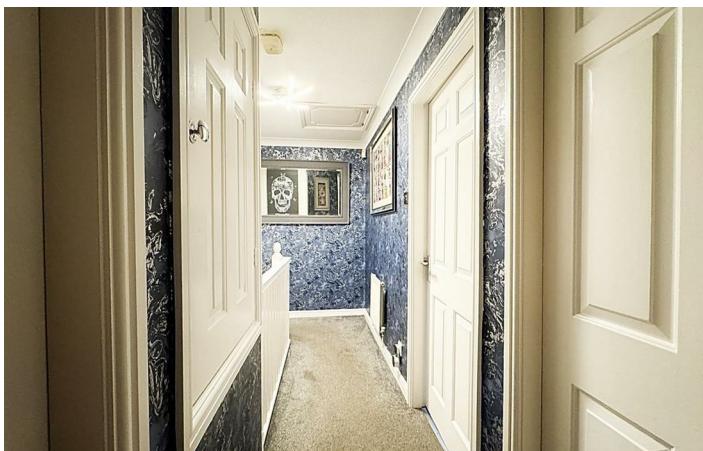
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

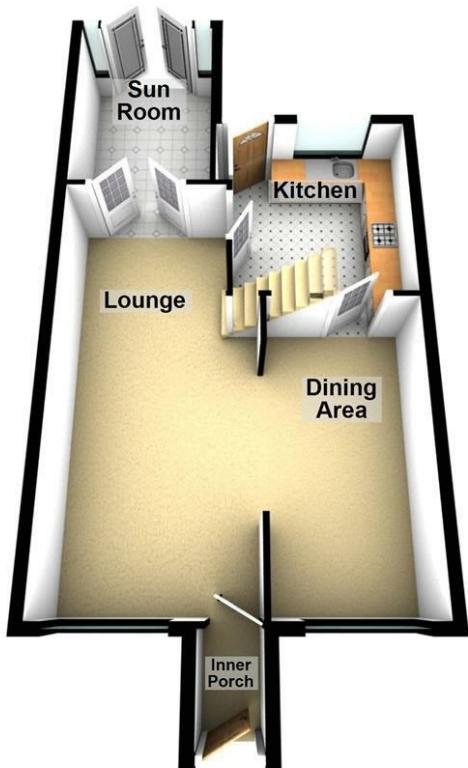






Floor Plan

Ground Floor



First Floor



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	
(81-91)	B	81
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	