



Woodlands, Throckley, Newcastle upon Tyne

£210,000 Offers in Excess Of

MICHELLE ROPER

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Woodlands

Throckley, Newcastle upon Tyne, NE15 9LE

Proudly representing this beautifully presented 3 / 4 Bedroom Semi-Detached Property on Woodlands, in the ever popular location of Throckley, Newcastle upon Tyne.

Situated within an enviable corner plot and benefitting from gardens to front, side and rear.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen/Breakfasting Room, Utility, Shower room and Study/Bedroom to the ground floor. First floor offers Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. Second Floor leads to loft space ideal for home working.

Extensively extended to provide a beautiful family home. Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £210,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the front door of this beautifully presented 4 Bedroom Semi-Detached property, we enter into the Hallway.

Ahead to the right, a wooden open spindle, carpeted staircase leads to first floor accommodation with under-stair storage cupboard. To the left a door leads to the Lounge. The Hall features a double glazed window to side elevation, single radiator and wood floor underfoot.

Lounge

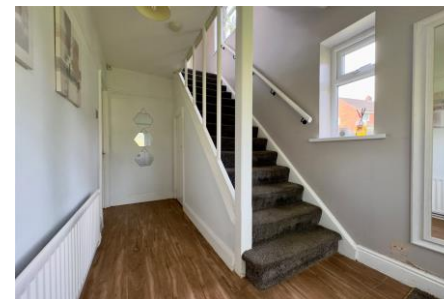
4.49m x 4.18m

Situated to the front of the property is the spacious Lounge. An angled bay double glazed window looks to front elevation. The focal point of the room is the central chimney breast between recessed alcoves with multi-fuel burning stove with mantle and hearth. To the right double doors lead to the Kitchen/Breakfasting room and the Lounge features wood flooring underfoot.

Kitchen/Breakfasting Room

2.55m x 6.22m

Situated to the rear of the property is the spacious Kitchen/Breakfasting room, featuring a range of white shaker style wall and base units with complimentary chrome handles and butchers block work surfaces over-top. The Kitchen features integrated appliances including double oven and 7 ring gas hob with over-head extractor hood. A double glazed window looks to rear elevation, underneath which sits a stainless steel inset sink with single drainer and mixer tap. To the left a door provides access to the Utility area, Shower room and bedroom 4/Study beyond. To the left of the Kitchen is a spacious Dining area with double glazed French doors leading to private rear garden.



Accommodation

Utility Area

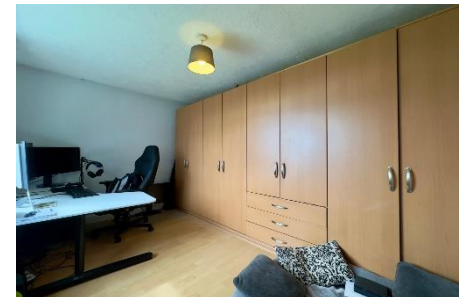
Conveniently situated off the Kitchen is the Utility area. A double glazed window looks to side elevation underneath which is additional work-surface housing washing machine and tumble dryer beneath. The room features a double glazed door leading to private rear garden, single radiator and tiled floor underfoot.

Shower Room

The Shower room consists of a white three piece suite comprising of corner shower cubicle with glass doors and electric shower, wall mounted wash hand basin and low level WC, the room features an opaque double glazed window to side elevation, single radiator and tiled floor under foot.

Study/Bedroom 3

Currently utilised as a Study is Bedroom 4, a single room to the ground floor. A double glazed window looks to rear elevation and the room features fitted robes to one wall, a single radiator and laminate flooring underfoot. The room is ideally situated for a growing teen or guests needing their own space, situated close to ground floor shower room.



Accommodation

First Floor Landing

First Floor landing leads to Master Bedroom, Bedrooms 2 & 4 and Family Bathroom. A double glazed window looks to side elevation and the room features carpet underfoot.

Master Bedroom

3.66m x 3.34m

Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bedroom 2

2.76m x 3.33m

Bedroom 2 is a spacious double room with double glazed window and door leading to Balcony with views of the rear garden. The room features a single radiator and carpet underfoot.

Bedroom 4

2.06 m x 2.78m

Bedroom 3 currently utilised as a dressing room is to the front of the property. A double glazed window looks to front elevation underneath which sits a single radiator. The room features a carpeted staircase up to loft room and features carpet underfoot.

Bathroom

The Family Bathroom is situated to the rear of the property, fully tiled, the Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. Two opaque double glazed windows look to rear elevation and the room features a chrome heated towel radiator and complimentary tiled floor underfoot.



Accommodation

Loft Room

3.61 m x 4.99m

The converted Loft Space is a great addition to the property, entered via a carpeted staircase leading from Bedroom 3. A double glazed window looks to side elevation with additional light coming into the room from the Velux looking to rear. A built in storage cupboard to eaves provides additional storage. The room features a double radiator and carpet underfoot.

Garage

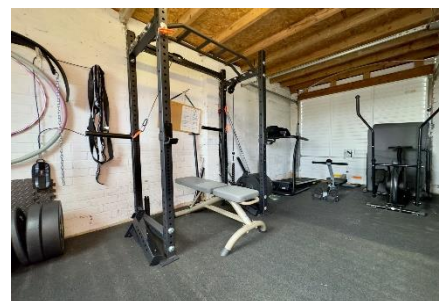
5.14 m x 2.61m

Currently utilised as a home gym, the spacious Garage is accessible via a single door to rear garden with up and over door to front. The room features electrics and lighting.

Externally

A central pathway leads to front entrance enjoying a lawned area to either side with hedged boundary to the left and wall boundary to the right. The lawned area extends to the side of the property leading to single garage.

To the rear there is a private enclosed garden laid mainly to lawn leading to decked area.



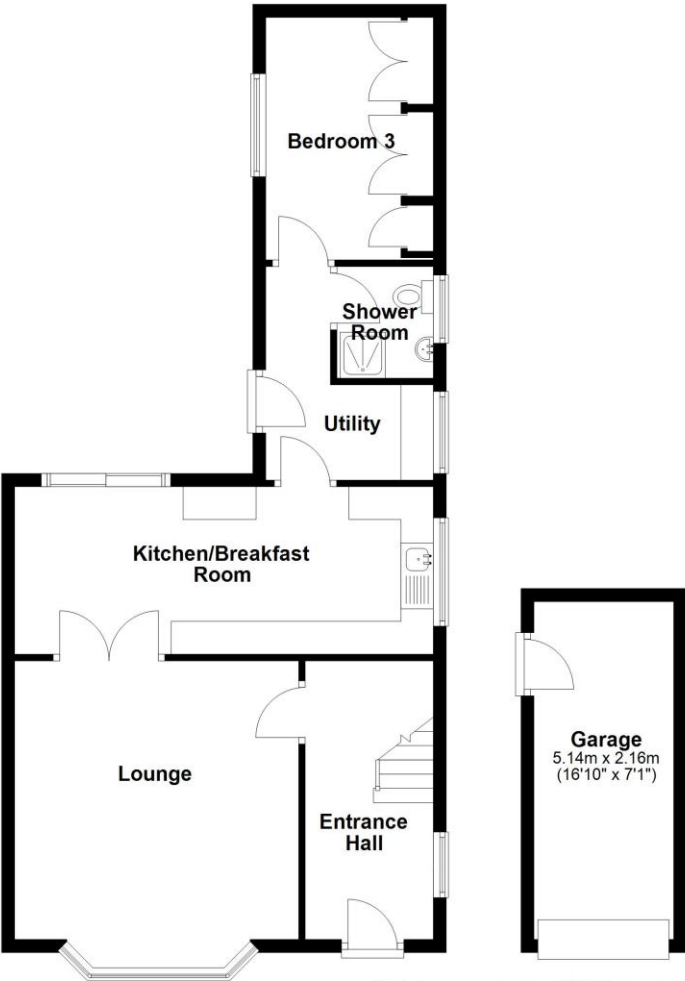
Floor Plan & EPC

Approximate Gross Internal Area

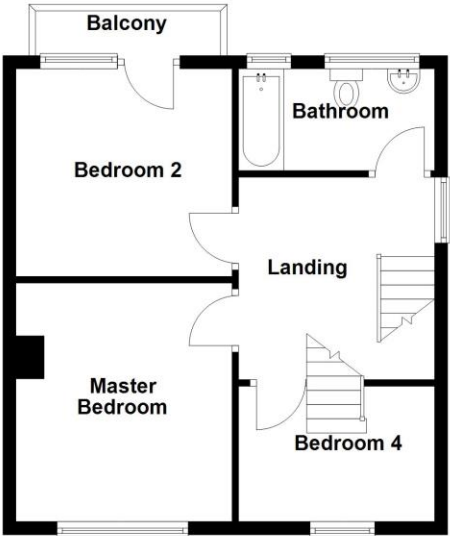
Ground Floor	73.0 sq. metres /786.1 sq. feet
First Floor	43.7 sq. metres /470.1 sq. feet
Second Floor	23.0 sq. metres /247.2 sq. feet
Total	139.7 sq. metres /1503.4 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

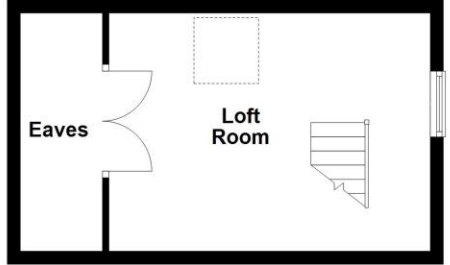
Ground Floor
Approx. 73.0 sq. metres (786.1 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.1 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.2 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)





Local Authority
Newcastle upon Tyne City Council

Council Tax
D

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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