



Juniper Lane, Meadow Hill, Throckley

£185,000 Offers in Excess Of

MICHELLE ROPER

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Juniper Lane

Meadow Hill, Throckley, NE15

Beautifully presented 2 Bedroom semi-detached house on Juniper Lane in the ever popular location of Meadow Hill, Throckley.

Situated in a cul de sac and enjoying private gardens to front and rear.

The property briefly comprises of Entrance Hall, Lounge, Kitchen/Dinning Room and WC to the Ground Floor. First Floor offering Landing, Master Bedroom, Bedroom 2 and Bathroom.

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

Early viewing is highly recommended.

Price: £185,000 Offers in Excess Of



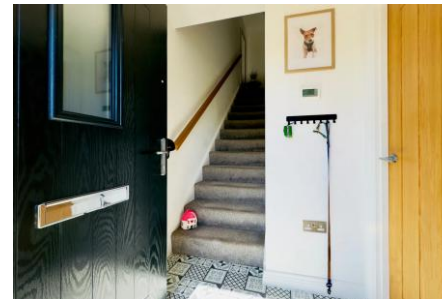
Accommodation

Entrance Hall

Through the composite front door we enter into the Hall. Ahead a carpeted staircase provides access to the first floor accommodation. To the right a door provides access to Lounge, the room features a double radiator and tiled floor underfoot.

Lounge 4.00 m x 3.08 m

Situated to the front of the property is the spacious Lounge, featuring a double glazed window to front elevation. Ahead a door provides access to the Kitchen. The Lounge offers under-stair storage and features a double radiator and carpet underfoot.



Accommodation

Kitchen / Dining Room 3.26 m x 4.03 m

The Kitchen/Dining Room is the perfect space for entertaining. The Kitchen benefits from a range of Navy shaker style wall and base units with complimentary chrome handles and ovetop worksurfaces leading to a stainless steel inset 1.5 bowl sink with single drainer and mixer tap. Integrated appliances include Hotpoint electric oven and gas hob with overhead extractor hood, fridge freezer and is plumbed for automatic washing machine. The room is accommodating of a dining table and features a double glazed window to rear elevation. Double Glazed French doors provide access to the private rear garden ideal for outdoor dining, adjacent to the Kitchen. Other features include double radiator, recessed spotlighting to ceiling and wood effect vinyl floor under-foot.

WC

Conveniently situated off the Kitchen, the ground floor WC offers pedestal wash hand basin and low level WC, the room features decorative tiling, double radiator and wood effect vinyl floor under-foot.



Accommodation

First Floor Landing

The first floor landing provides access to Master Bedroom, Bedroom 2 and Family Bathroom and features carpet underfoot.

Master Bedroom 3.00 m x 4.06 m

Situated to the front of the property is the Master Bedroom. A double glazed window looks to front elevation underneath which sits a double radiator. The room is accommodating of wardrobe and drawers and benefits from carpet underfoot.

Bedroom 2 2.34 m x 4.33 m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation. The room features double door wardrobes which Vendor is happy to leave or remove at request of buyer, double radiator and carpet underfoot.



Accommodation

Bathroom 2.15 m x 1.89 m

The Bathroom consists of a white three piece suite comprising of panelled bath with overhead power shower and glass screen, pedestal wash hand basin with wall mounted mirrored cupboard above and low level WC. The room features a chrome heated towel radiator, decorative tiling to walls and complimentary tiled floor underfoot.

Externally

The property enjoys a private garden to front with paved pathway leading to front entrance. To the right is a block paved driveway and to the left a low maintenance slate garden with mature hedgerow.

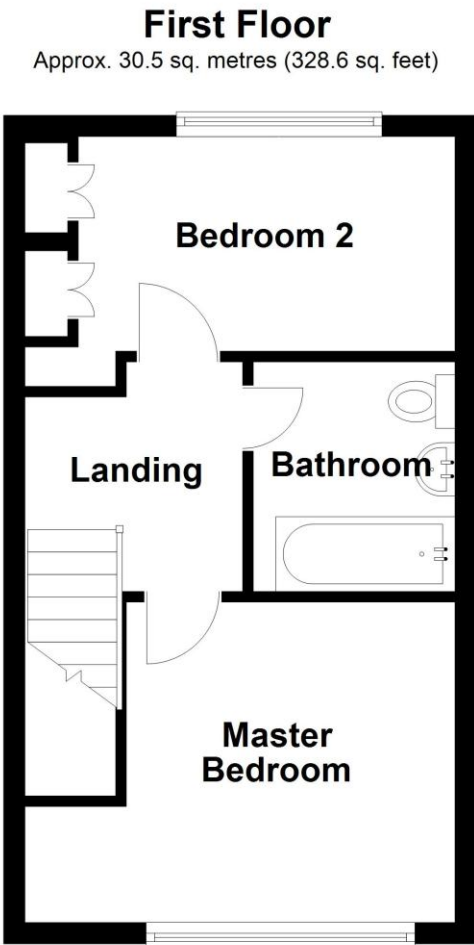
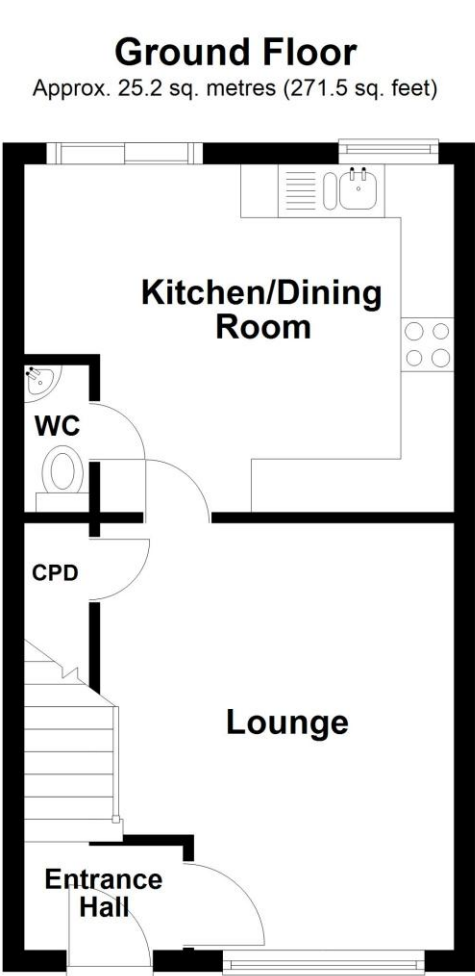
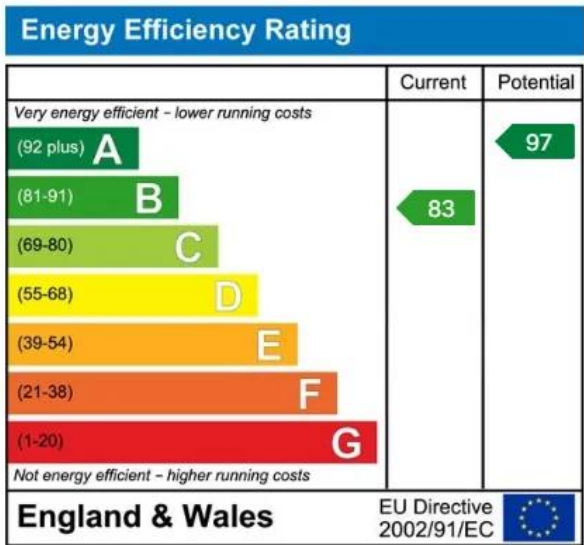
To the rear is a private garden with fenced boundary. The garden is laid to lawn with paved path to the right leading to a newly laid patio area ideal for outdoor dining, entertaining or sunbathing. Other features include a timber frame shed.



Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	25.2 sq. metres / 271.5 sq. feet
First Floor	30.5 sq. metres / 328.6 sq. feet
Total	55.7 sq. metres / 600.1 sq. feet



Total area: approx. 55.8 sq. metres (600.1 sq. feet)



Local Authority
Newcastle City Council

Council Tax
Band B

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 competition. 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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