



- 3 Bed Semi Detached Townhouse
- Cloakroom/WC
- Lounge with French Doors
- Front & Rear Gardens

- Accommodation over 3 Floors
- Fabulous Open Plan Ground Floor
- Dual Aspect Snug

- Much Improved & Beautifully Presented
- Spacious Breakfasting Kitchen
- Master Bedroom Suite with Shower/WC

This 3 bedroomed semi detached townhouse has accommodation set out over 3 floors, making it ideal for the family purchaser. With the ground floor reconfigured to provide fabulous open plan living space, this is a beautifully presented and appointed property, with the Reception Hall having a Cloakroom/WC, with low level wc and pedestal washbasin. The spacious Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over and integral fridge, freezer, dishwasher and auto washer with matching doors. The kitchen is open to the Lounge, with French doors to the rear garden and open to the dual aspect Snug, with coal effect real flame gas fire in an attractive surround. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard. Bedroom 2 has a range of built in wardrobes and is to the rear. Bedroom 3 enjoys distant views to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with electric shower over and chrome towel warmer. A private Lobby has stairs to the Second Floor Master Bedroom Suite with distant views to the front, range of fitted wardrobes and En Suite Shower/WC, with low level wc, pedestal wash basin, shower cubicle with rainhead and hand held showers and a storage cupboard.

Externally, the Front Garden is gravelled with a collection of plants and driveway for off street parking. The Rear Garden has a patio with lawn beyond and a range of plants and shrubs.

Vallum Place is a pleasantly situated development, well placed for village amenities. Throckley is situated on the Western periphery of Newcastle, with good access to the Tyne Valley, A69 and Newcastle International Airport. There are also good road and public transport links into the city and other surrounding areas.

- Reception Hall 7'8 x 3'6 (2.34m x 1.07m)
- Cloakroom/WC 4'8 x 3'4 (1.42m x 1.02m)
- Breakfasting Kitchen 13'8 x 11'6 (4.17m x 3.51m)
- Lounge 14'9 x 11'8 (max) (4.50m x 3.56m (max))
- Snug 15'9 x 9'0 (4.80m x 2.74m)
- First Floor Landing
- Bedroom 2 12'8 x 8'8 (max) (3.86m x 2.64m (max))
- Bedroom 3 9'6 x 8'6 (2.90m x 2.59m)
- Bathroom/WC 8'0 x 6'8 (2.44m x 2.03m)
- Bedroom 1 Lobby 6'8 x 6'0 (2.03m x 1.83m)
- Bedroom 1 (2nd Floor) 16'9 x 14'9 (max) (5.11m x 4.5)
- En Suite Shower/WC 7'10 x 6'0 (2.39m x 1.83m)



Energy Performance: Current B Potential A
 Council Tax Band: C
 Distance from School: Throckley Primary School: 0.4 Miles
 Distance from Newcastle International Airport: 5.3 Miles
 Distance from Newcastle Central railway Station: 7 Miles
 All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.