

- 3 Bedroomed Semi Detached House
- Cloakroom/WC
- Bathroom/WC with Shower
- Council Tax Band: B EPC: C

- Available Unfurnished
- Open Plan Lounge
- Enclosed Rear Garden

- Pleasant Location
- Breakfasting Kitchen
- Ideal For a Couple/Small Family

A well presented 3 bedroomed semi detached house, in an excellent location within this popular village. Available unfurnished and with gas fired central heating and sealed unit double glazing, the Entrance Hall, with cloaks rail, leads to the Cloakroom/WC, with low level wc and pedestal wash basin. The Open Plan Lounge is to the front. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with an extractor over, cupboard housing the central heating boiler, cloaks cupboard and French doors opening to the rear garden. Stairs lead from the lounge to the First Floor Landing, with cupboard housing the pressurised hot water system. Bedroom 1 has French doors opening to a Juliette balcony to the front. Bedroom 2 is to the rear. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin with mirror and shelf over, panelled bath with mains shower over, screen, tiled surrounds and tiled floor.

Externally, the Front Garden is lawned, with driveway for off street parking. There is also an enclosed Rear Garden with patio, lawns and range of shrubs.

Thockley is a popular 'village' on the Western periphery of Newcastle. With good local amenities including schools for all ages, there is good access to the A1 along with road and public transport links into the city.

Entrance Hall 6'4 x 3'8 (1.93m x 1.12m)

Cloakroom/WC 5'10 x 2'9 (1.78m x 0.84m)

Open Plan Lounge 15'9 x 15'0 (4.80m x 4.57m)

Breakfasting Kitchen 15'0 x 8'3 (4.57m x 2.51m)

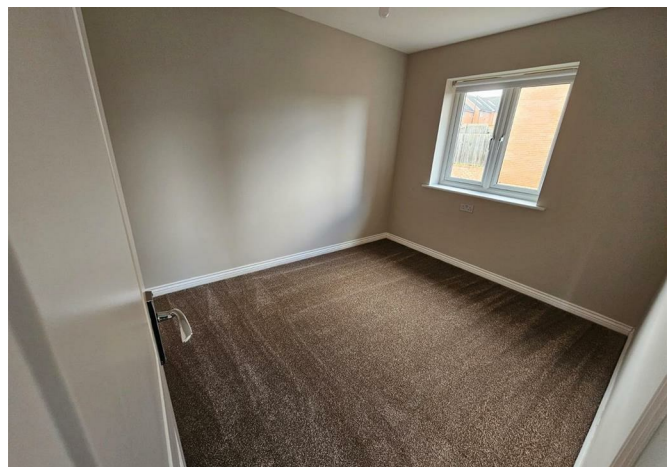
First Floor Landing

Bedroom 1 13'4 x 8'6 (4.06m x 2.59m)

Bedroom 2 10'9 x 8'8 (3.28m x 2.64m)

Bedroom 3 9'6 x 6'9 (max) (2.90m x 2.06m (max))

Bathroom/WC 6'4 x 5'1 (1.93m x 1.55m)



Energy Performance: Current C Potential B
 Council Tax Band: B
 Distance from School:
 Distance from Newcastle International Airport: 5.7miles
 Distance from Newcastle Central Railway Station: 7.3 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.