



- 3/4 Bed Town House
- Spacious Lounge
- Bathroom, Shower Room & En Suite Shower
- Ideal Family House
- Sought After Development
- 23' Kitchen/Dining Room
- Integral Double Garage
- Accommodation over 3 Floors
- Conservatory
- Rear Garden

A deceptively spacious 3/4 bed roomed townhouse, pleasantly situated within this small development. With gas central heating and sealed unit double glazing and accommodation is set over 3 floors. The Reception Hall has a Shower/WC with low level wc, pedestal wash basin and shower cubicle with mains shower. The Study/Bedroom 4 has French doors opening to the Conservatory, overlooking and with doors to the rear garden. The Utility Room has plumbing for a washer and French doors to the rear. Stairs lead from the hall to the First Floor Landing. The spacious Lounge is to the front. The 23' Kitchen/Diner is well appointed with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over, integral dishwasher with matching door and cupboard housing the combi boiler. The Second Floor Landing has a cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 enjoys distant views to the front and has a range of built in wardrobes and an En Suite Shower/WC, refurbished with a wc with concealed cistern, wash basin with storage under and mirror with light over and a shower enclosure with rainhead and hand held showers. Bedrooms 2 and 3 both have built in wardrobes and are to the rear. The family Bathroom/WC has also been refurbished with a contemporary suite with a wc with concealed cistern, wash basin with storage under and mirror with light over, double ended bath with rainhead and hand held showers and folding shower screen. There is an Integral Double Garage with up and over door.

Externally, there is a double width driveway to the front, with path to the front door. The enclosed Rear Garden has a patio, lawn and decking.

Throckley is a popular 'village' on the Western periphery of Newcastle. With good access to the A69, there are good road and public transport links into the city. This property is well placed for amenities, being adjacent to Throckley Primary School.

Reception Hall

Shower/WC 10'11 (max) x 5'6 (max) (3.33m (max) x 1.68m (max))

Study/Bedroom 4 16'6 x 13'2 (5.03m x 4.01m)

Conservatory 9'6 x 9'2 (2.90m x 2.79m)

Utility Room 9'6 (max) x 6'8 (max) (2.90m (max) x 2.03m (max))

First Floor Landing

Lounge 16'6 x 15'6 (5.03m x 4.72m)

Kitchen/Dining Room 23'2 x 13'0 (max) (7.06m x 3.96m (max))

Second Floor Landing

Bedroom 1 13'8 x 11'6 (4.17m x 3.51m)

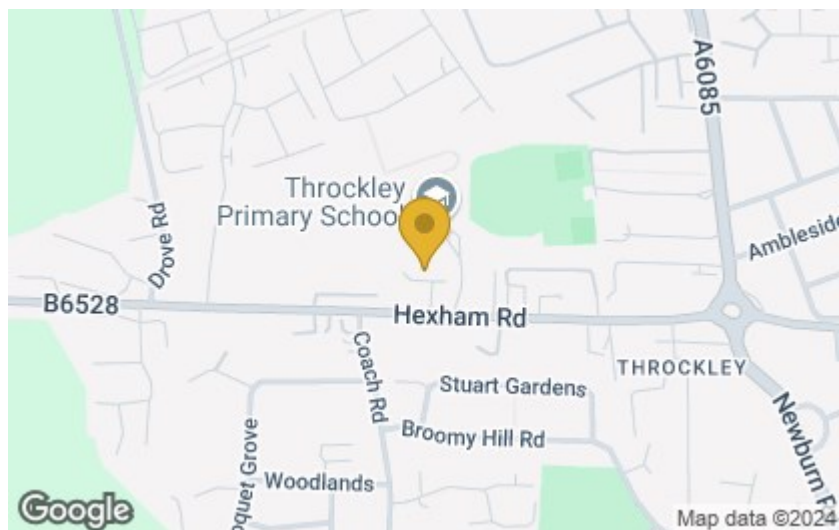
En Suite Shower/WC 8'4 x 4'0 (2.54m x 1.22m)

Bedroom 2 13'8 x 11'6 (4.17m x 3.51m)

Bedroom 3 10'9 x 9'5 (3.28m x 2.87m)

Bathroom/WC 9'2 x 7'4 (2.79m x 2.24m)

Integral Double Garage 17'0 x 16'7 (5.18m x 5.05m)



Newcastle City Council 0191 27287878

Energy Performance: C

Council Tax Band: D

Distance from Throckley Primary School: 0.1 miles

Distance from Walbottle Academy: 1.2 miles

Newcastle Central Railway Station: 8.4 miles

Newcastle Airport: 5.2 miles

1714 sq.ft

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.