



- Generous size enclosed rear garden
- Single garage
- Good bus routes
- Council tax band C / EPC rating B
- Detached house
- Cul-de-sac
- Master bedroom with en-suite
- Double length driveway
- Nearby local shops
- Gas central heating and sealed unit double glazed windows

This really is the largest garden in the street, 3 bedroom detached house, situated in a cul-de-sac location. With gas central heating and seal unit double glazed windows. The property briefly comprises entrance hallway, generous sized lounge with dual aspect windows to the front and side making it a light and airy room. There is a downstairs w/c off the hallway with a low level w/c and a pedestal hand wash basin. The spacious Kitchen is to the rear and has a good range of wall and base units with worktop surfaces, stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor over, plumbed for automatic washing machine, French doors leading onto the rear garden. To the first floor there are 3 good sized bedroom, the master has an en-suite with a double shower cubicle with a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, extractor fan and a radiator. The Bathroom has a paneled bath, low level w/c and a pedestal hand wash basin.

Externally to the front there is a double length driveway giving off street parking for 2 cars, leading to a single garage accessed via an up and over door, the garage also has storage above. To the side there is a paved pathway leading to the front door. Finally but by no means least there is an extremely generous sized enclosed lawned garden with a westerly aspect and a patio area.

This property is pleasantly situated within a recent development, with good access to a green and other amenities. Throckley is to the West of Newcastle with good road and public transport links into the city and good access to the A69, the A1 and the Airport.

Entrance hallway

Downstairs w/c

Lounge

Kitchen

First floor landing

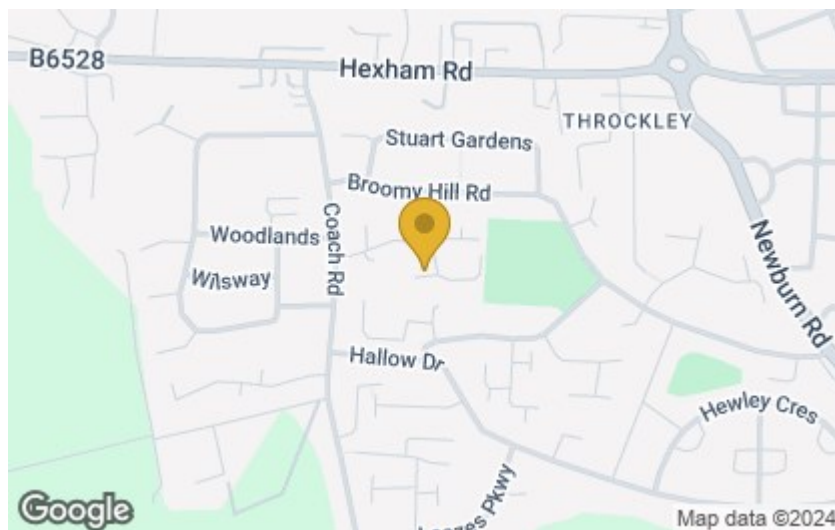
Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom



Energy Performance: B
 Council Tax Band: Newcastle City Council 01912787878 band C
 Distance from Throckley Primary School: 0.4 miles
 Distance from Kenton Bank Foot Metro: 6.2 miles
 Distance from Newcastle international Airport: 5.3 miles
 Distance from Newcastle Central 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.