

- Modern 3 Bedroom Semi Detached House
- Generous Enclosed Rear Garden
- Sealed Unit Double Glazed Windows
- EPC TBC | Council Tax Band B

- Cul-de-Sac location
- Driveway
- Nearby Bus Routes

- Open Plan Breakfasting Kitchen
- Gas Central Heating
- Downstairs w/c

Modern 3 bedroom semi detached house situated on Holeyn Road, just off Coach Road in Throckley, the property benefits from gas central heating and sealed unit double glazed windows. Briefly comprising of entrance hallway with downstairs w/c which has a low level w/c and a pedestal hand wash basin. The Lounge has stairs to the first floor and leads onto the Kitchen Diner which has a range of wall and base units with roll top work surfaces and a sink and drainer unit, integrated electric oven and 4 burner gas hob with an extractor fan over, the boiler is enclosed in the wall unit, tiled flooring, plumbed for automatic washing machine, storage cupboard, double doors leading onto the rear garden. To the first floor there are two double bedrooms and 1 single, bedroom 1 has a Juliette balcony, the Bathroom comprises of a white suite with a panelled bath with a mains shower over, tiled splash back, low level w/c, pedestal hand wash basin and an extractor fan.

Externally to the front there is a block paved driveway and path, gate access to the side leading to the enclosed rear garden which is mainly lawned and also has a paved area and 2 sheds.

Holeyn Road 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.

Entrance Hallway

Downstairs w/c

Lounge

Dining Kitchen

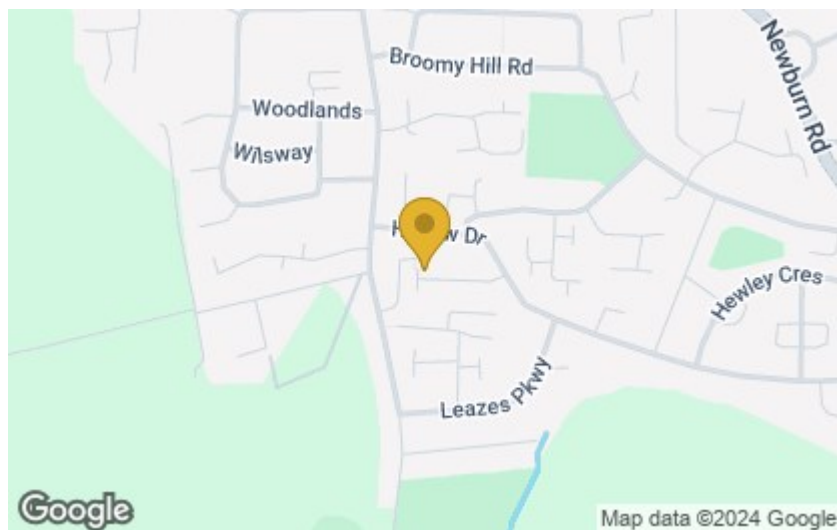
First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom



Energy Performance: TBC
 Newcastle City Council 019127878 Tax Band: B
 Distance from Throckley Primary School: 0.6 miles
 Distance from Kingston Park Metro: 4.9 miles
 Distance from Newcastle International Airport: 5.3 miles
 Distance from Newcastle Central Station: 6.6 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.