



3



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- 3 Bedroom Semi Detached House
- Sealed Unit Double Glazed Windows
- Lawned Rear Garden with Southerly Aspect
- Council Tax Band C

- In need of some cosmetic updating
- No Upper Chain Involved
- Popular Residential Location

- Gas Central Heating
- Driveway and Garage
- EPC TBC



3 bedroom semi detached house situated on the popular residential location of Stuart Gardens, offered for sale with no upper chain involved, in need of some updating but benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with a tiled floor, Internal Hallway with a door to the garage, stairs to the first floor and a storage cupboard. The Lounge has a large picture window which is south facing over looking the rear garden making it a light and airy room, the Dining Kitchen has base units with roll top work surfaces, one and a half sink and drainer unit, gas cooker point and plumbing for an automatic washing machine. To the first floor the landing has a loft hatch with a pull down ladder to a boarded out loft area, There are 3 Bedrooms, Bedroom 1 has two sets of built in wardrobes, Bedroom 2 also has a set of built in wardrobes. The Shower Room has a cubicle with panelled splash back, low level w/c, vanity unit with a wash hand basin.

Externally there is a driveway to the front leading to a garage via and up and over door which houses the combi boiler and has a door leading to the mainly lawned rear garden which enjoys a southerly aspect.

Stuart Gardens is a pleasant road within a well established residential area. Throckley lies on the western periphery of Newcastle with good local amenities, along with excellent road and public transport links east into the city and west to towns and villages in the Tyne Valley. Stuart Gardens is a pleasant road within a well established residential area. Throckley lies on the western periphery of Newcastle with good local amenities, along with excellent road and public transport links east into the city and west to towns and villages in the Tyne Valley.

**Entrance Porch**

**Hallway**

**Lounge**

**Kitchen**

**Dining Kitchen**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

*\*Please see Floor Plan on Page 4 for room sizes.*







Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

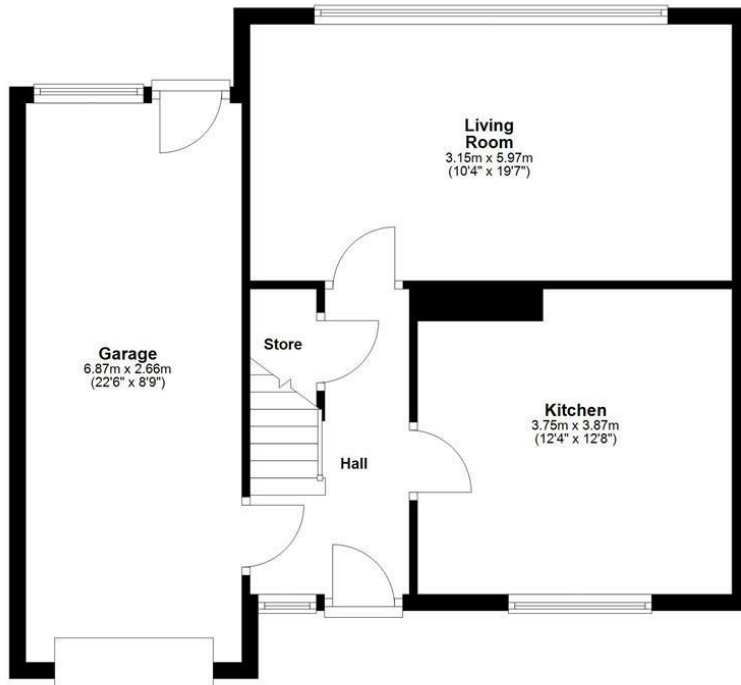
**2024  
WINNERS**

**ESTAS**

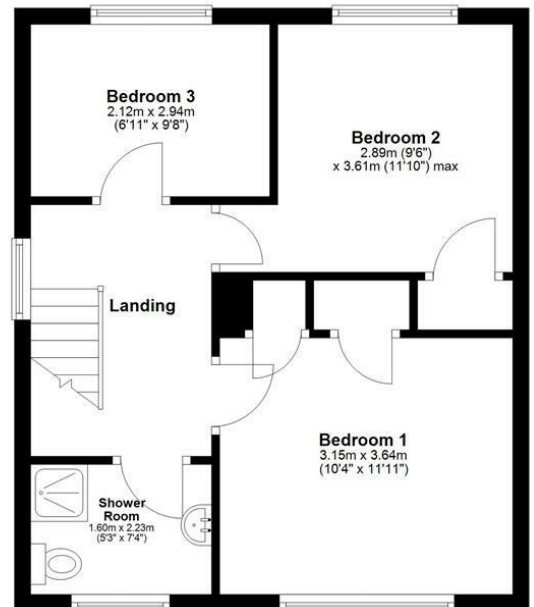
*Verified reviews from our clients*



## Ground Floor



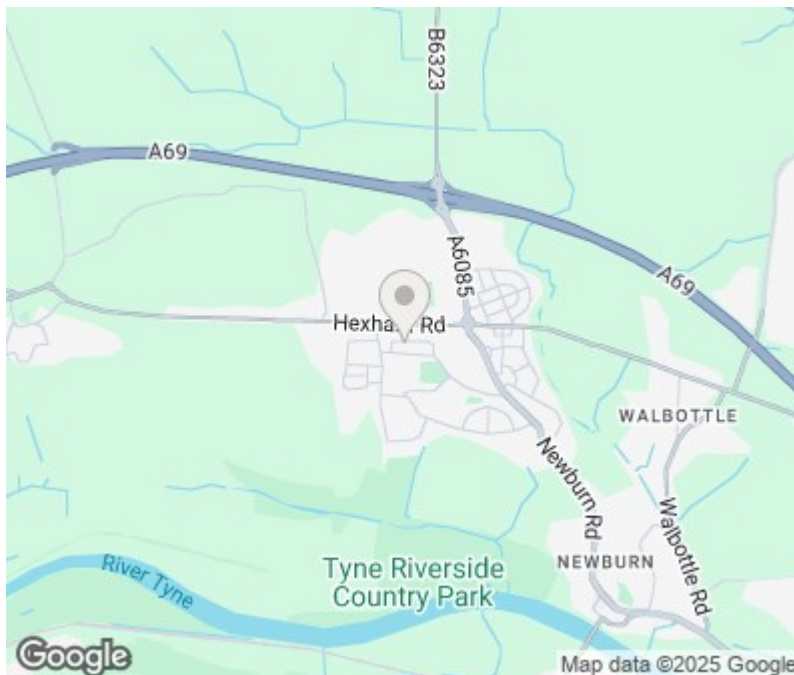
## First Floor



Total area: approx. 101.9 sq. metres (1096.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.