



3



2



2

- 3 Bedroom Semi Detached House
- Driveway Parking
- Sealed Unit Double Glazed Windows
- Ideal for a family or a first time buyer

- No Upper Chain Involved
- Enclosed Rear Garden
- EPC D

- Downstairs Shower Room
- Gas Central Heating
- Council Tax Band A

3 bedroom semi detached house situated on Brampton Gardens in Throckley, offered for sale with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with laminate flooring, Internal Hallway with hardwood flooring, Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric oven and hob, Combi boiler enclosed in the wall unit, dual aspect windows to the side and rear, laminate flooring, plumbed for dishwasher and automatic washing machine. Rear Hallway with laminate flooring and door to the garden. Downstair Shower Room with a mains shower, panelled walls, low level w/c, pedestal hand wash basin, panelled walls, tiled flooring. Utility / Office with laminate flooring, door the front and a storage cupboard. Lounge with Hardwood flooring and 2 storage cupboards. Diner with hardwood flooring and patio doors to the rear. First floor has Bedroom 1 with hardwood flooring and a fireplace. Bedroom 2 has hardwood flooring and fitted wardrobes. Bedroom 3 has hardwood flooring. Bathroom with freestanding roll top bath tub, low level w/c, pedestal hand wash basin, part panelled walls, laminate flooring.

Externally there is a paved area, borders and block paved driveway. To the rear there is decking and paved areas, borders and a shed.

Brampton Gardens is a popular residential area, well placed for village amenities. Throckley is situated on the Western periphery of Newcastle with great access to major roads such as A69. Good transport links to city centre. Local shops, schools, parks and other amenities on hand. Good access links to airport.

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





Energy Performance: Current D Potential C

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

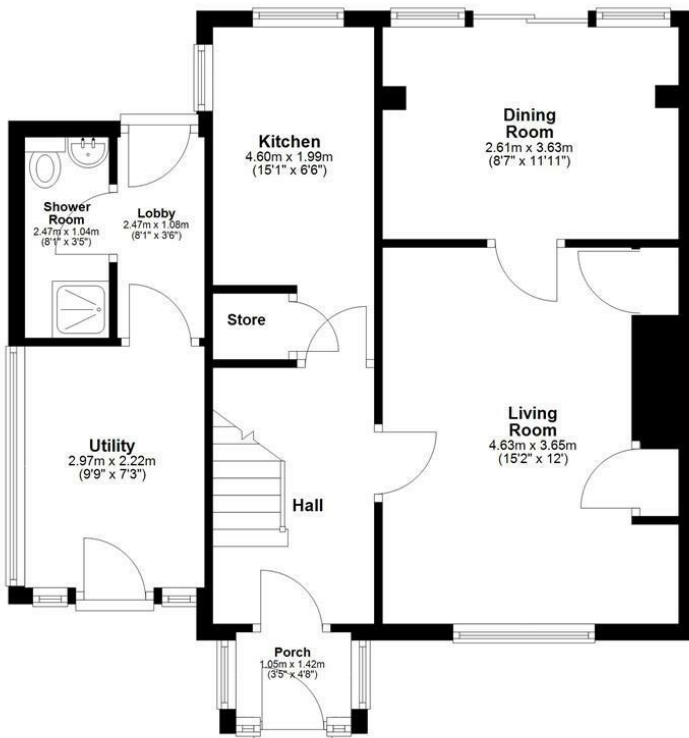
Please note all sizes and distances are approximate.

2024
WINNERS

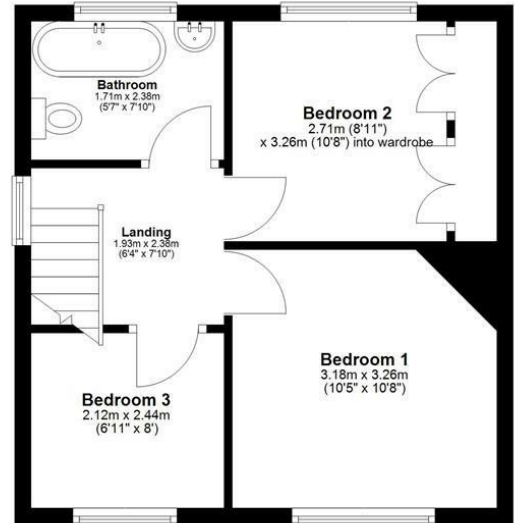
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Verified reviews from our clients

Ground Floor



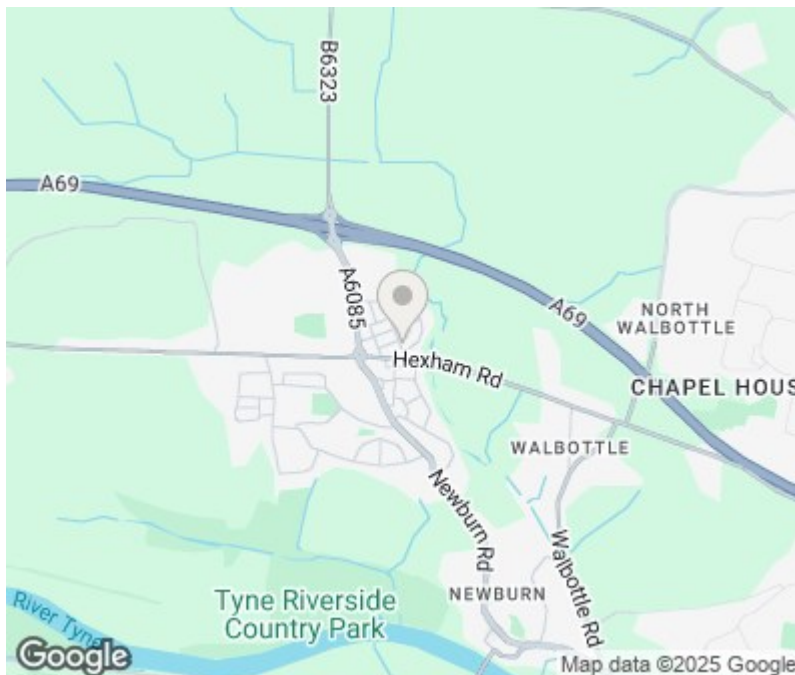
First Floor



Total area: approx. 89.3 sq. metres (961.5 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.