



3



2



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- 3 Bedroom Stone Built Mews House
- Landscaped Rear Garden
- Freehold
- Council Tax Band D | EPC rating C

- No Upper Chain Involved
- Driveway and Garage
- Gas Central Heating

- Situated within a Private Courtyard
- Two Bathrooms
- Sealed Unit Double Glazed Windows

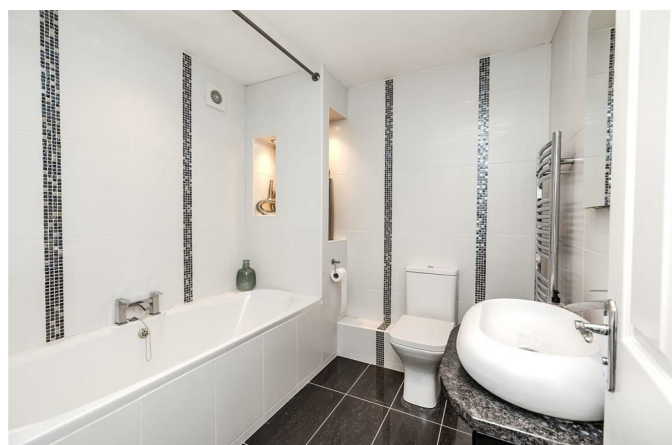
Immaculately presented 3 bedroom stone built mews house, situated within a lovely courtyard, with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with with stairs to the first floor, Downstairs w/c with a low level w/c, pedestal hand wash basin and tiled walls. Open plan Lounge Diner with a feature fireplace and double doors leading to the Sun Room with door leading onto the rear garden. Modern Kitchen Diner with a good range of wall and base units with roll top work surfaces and tiled splash back, stainless steel sink. integrated high level electric oven and microwave, integrated gas hob with an extractor fan over. Integrated dishwasher. To the first floor the landing leads to Bedroom 1 which has built in wardrobes, leading to the En-Suite which has a walk-in shower with a mins shower, low level w/c, pedestal hand wash basin, tiled walls and flooring. Bedroom 2 has built in wardrobes. Bedroom 3 also has built in wardrobes. The Family bathroom has a panelled bath with a shower over, low level w/c, pedestal hand wash basin, tiled walls and flooring, heated towel rail.

Externally to the front there is a Astro turf area and a block paved driveway leading to a single garage via n up and over garage door. To the rear there is a fantastic private and enclosed landscaped low maintenance garden which enjoys a southerly aspect.

Struddards Farm Court is an exclusive development with good access to the city, MetroCentre and other surrounding areas. Along with the Derwent walk on the doorstep.



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



Energy Performance: Current C Potential B

Council Tax Band: D

Distance from Wickham Cottage Nursery: 0.5 miles

Distance from Blaydon Leisure Centre: 0.2 miles

Distance from Metro Centre: 1.1 miles

Please note all sizes and distances are approximate.

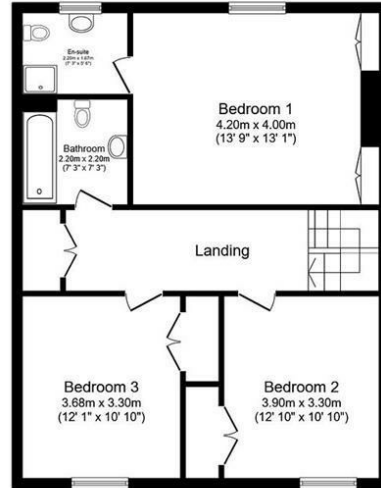
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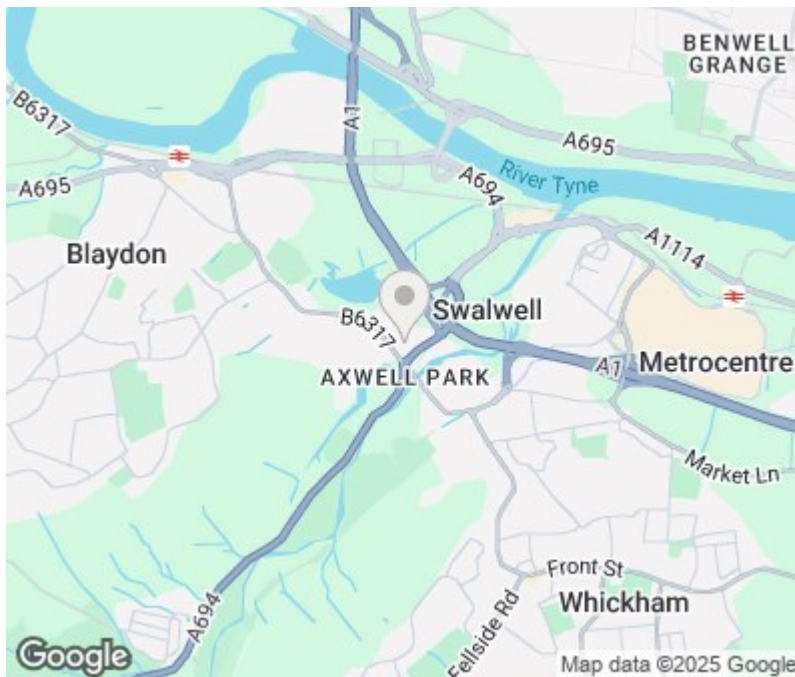
Ground Floor
Floor area 89.2 sq.m. (960 sq.ft.)



First Floor
Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 161.4 sq.m. (1,737 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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