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- 3 Bedroom Mid Terrace House
- Modern Bathroom
- Sealed Unit Double Glazed Windows
- EPC TBC

- Open Plan Kitchen Diner
- Low Maintenance Rear Yard
- No Upper Chain Involved

- Downstairs W/C
- Gas Central Heating
- Council Tax Band A

3 bedroom mid terrace house offered for sale with no upper chain involved, benefitting for gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with tiled flooring leading to the Dining Room which also has tiled flooring and two storage cupboards and is open plan to the Kitchen which has wall and base units, one and a half stainless steel sink and drainer unit, roll top work surfaces, tiled splash back, plumbed for washing machine, integrated electric oven and hob with an extractor hood over, tiled flooring. Downstairs W/C with a low level w/c, pedestal hand wash basin and tiled flooring. Lounge with laminate flooring and a storage cupboard. First floor Landing with laminate flooring and two storage cupboards, one of which houses the Combi boiler. The Bathroom has a P shaped bath with a mains shower over and a shower screen, heated towel rail, low level w/c, vanity hand wash basin, tiled walls and flooring and an extractor fan. Bedroom 1 has laminate flooring, Bedroom 2 has a storage cupboard and there is a 3rd Bedroom.

Externally there is a low maintenance yard with paved and gravelled areas which enjoys a southerly aspect.

Newbiggin Hall is conveniently located for local amenities including school and road and public transport links, There is a Metro station at Kenton Bank Foot, with easy access to Newcastle Central Station, into the city and throughout Tyneside.



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





Energy Performance: Current Potential

Council Tax Band: A

Distance from School:

Distance from Metro:

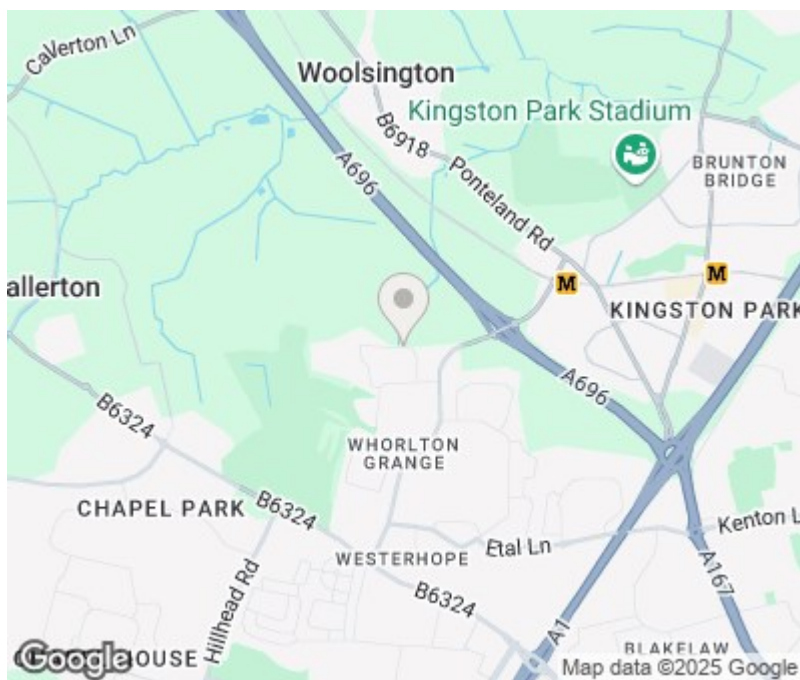
Distance from Village Centre:

Please note all sizes and distances are approximate.

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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.