



3



1



2

- 3 Bedroom Semi Detached House
- No Upper Chain Involved
- Gas Central Heating
- EPC D

- 2 Reception Rooms
- Separate Utility
- Sealed Unit Double Glazed Windows

- Double Width Driveway
- Enclosed Rear Garden with a Westerly Aspect
- Council Tax Band A

3 Bedroom Semi Detached House with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring and stairs to the first floor. Lounge with a bay window to the front aspect and laminate flooring, Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, gas cooker point and an extractor fan. Dining Room with French doors to the rear and laminate flooring. Separate Utility Area with a wall mounted Combi boiler, plumbing for a washing machine and tiled flooring. First floor landing with a loft hatch and a storage cupboard. Bathroom which has a 'P' shaped bath with a mains shower over, low level w/c, vanity unit with a wash hand basin, heated towel rail, tiled splash back, ceiling panels with inset spotlights. Bedroom 1 is to the front aspect and has laminate flooring and a storage cupboard, Bedroom 2 is to the rear aspect and also has laminate flooring and a storage cupboard, Bedroom 3 is to the front aspect and also has laminate flooring and a storage cupboard.

Externally there is a block paved double width driveway to the front giving parking for 2 cars and a garden to the rear with a Westerly aspect.

This property is well placed for local amenities, with Throckley conveniently situated for road and public transport links into the city and other surrounding areas. There is good access to the MetroCentre via Newburn Bridge along with the A69 and A1.





Energy Performance: Current D Potential C

Council Tax Band: A

Walbottle Academy 0.6 miles

Blaydon Train Station 2.6 miles

Metro Centre 4.4 miles

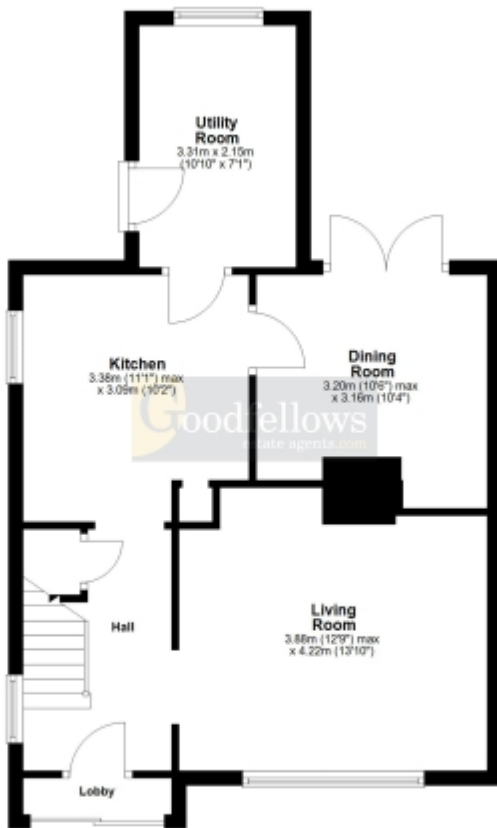
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Verified reviews from our clients

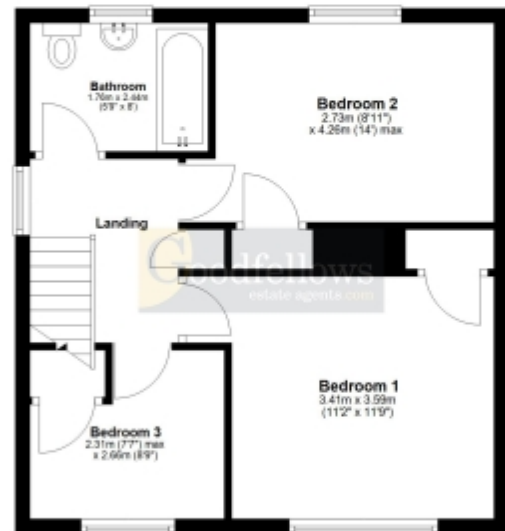
Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.