



2



1



1

- 2 Bedroom Terrace House
- Good Sized Garden
- Gas Central Heating
- EPC C

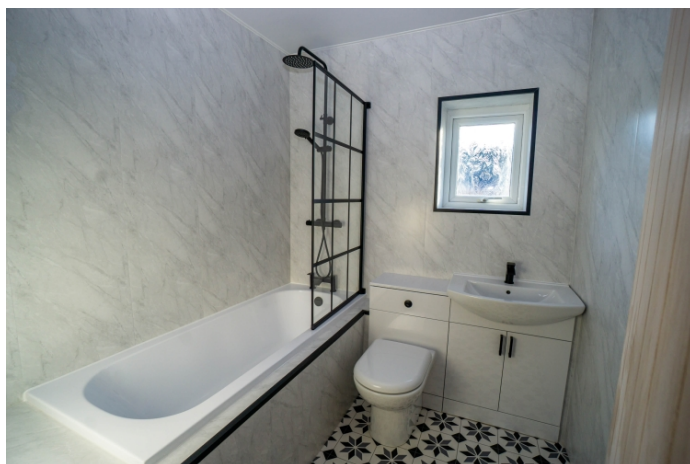
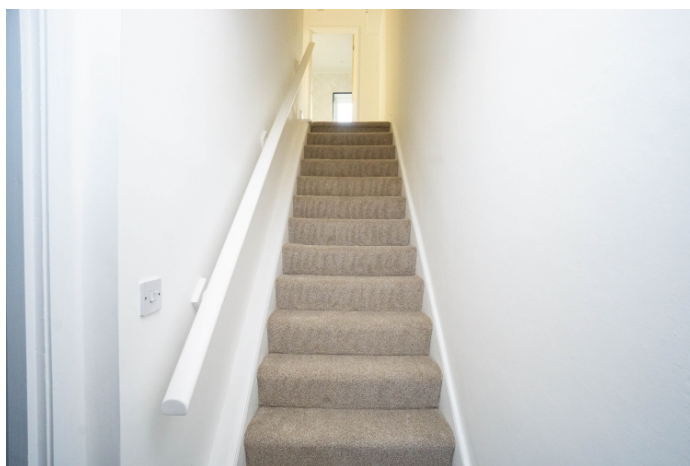
- Recently Renovated
- Yard with Parking
- Sealed Unit Double Glazed Windows

- Modern Kitchen and Bathroom
- No Upper Chain Involved
- Council Tax Band A

Recently renovated 2 bedroom terraced house with modern kitchen and bathroom, no upper chain involved, 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 to the front aspect with a storage cupboard, Kitchen Diner with wall and base units, work top surfaces, sink and drainer unit, integrated electric oven and hob with an extractor hood over, wall mounted Combi boiler, plumbed for washing machine, spotlights to the ceiling, door to the rear yard. First floor Landing with a loft hatch, Bathroom which has a bath with a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, wall and ceiling panels with inset spotlights and an extractor, heated towel rail. Bedroom 1 is to the front aspect and has a feature panelled wall and a storage cupboard. Bedroom 2 is to the rear aspect and also has a feature panelled wall and a storage cupboard.

Externally to the front there is a lawned garden, gravelled pathway and a paved patio area. To the rear there is a yard giving off street parking.

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 C Potential C
Council Tax Band: A

Distance from Throckley Primary School: 0.6 miles

Distance from Metro: 6.1 miles

Distance from Airport: 5.5 miles

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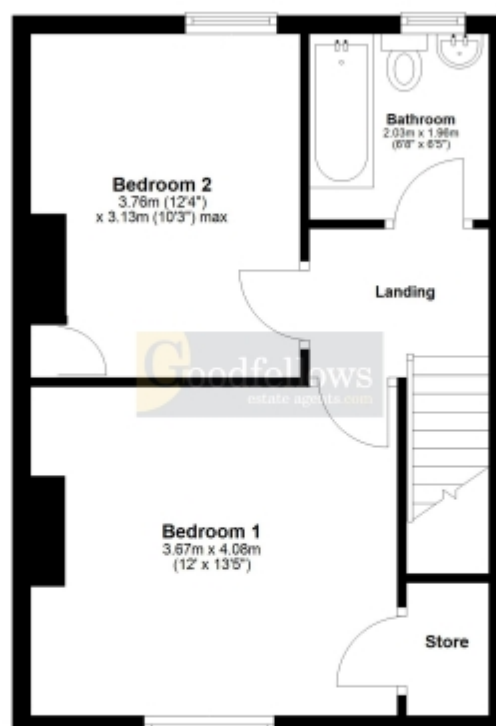
Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 75.8 sq. metres (816.1 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 misstatement. 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	75 C	80 C
55-68	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.