





- Popular Location
- Modern Decor
- Four Double Bedrooms
- Close To Amenities
- Viewing Recommended
- Great Family Home
- Bright and Airy
- Front Garden & Rear Yard
- Council Tax Band *B*
- Call For More Information





This fabulous four-bedroom terraced property is sure to impress. Situated on a pedestrianized street, close to excellent transport links and local amenities on and around Coatsworth Road, with easy access to Newcastle City Centre.

Internally the property briefly comprises to the ground floor: - entrance vestibule, hallway, bright and airy lounge with bay window, spacious dining room with feature wood burning stove and a modern kitchen with fitted units, integrated oven and hob and access to the rear. To the first floor there is a split-level landing with a family bathroom/w.c and three double bedrooms. To the second floor there is a spacious landing which is ideal for a study area and the man bedroom with Dormer and Velux window. Further benefits include storage to the eaves, gas central heating and double glazing.

Externally there is a garden to the front and a yard to the rear with a decked area.

Viewings come highly recommend on this modern spacious property. Please call our sales team on 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.





- Lounge 11'8" x 15'9" (3.56 x 4.82)
- Dining Room 16'0" x 13'3" (4.90 x 4.04)
- Kitchen 20'4" x 9'0" (6.22 x 2.75)
- Bedroom One 12'9" x 17'0" (3.90 x 5.20)
- Bedroom Two 11'8" x 13'8" (3.56 x 4.19)
- Bedroom Three 11'2" x 13'6" (3.41 x 4.13)
- Bedroom Four 10'1" x 7'9" (3.09 x 2.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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