



- 4 Bedroomed Town House
- Cloakroom/WC
- Master Bed with Dressing Room & En Suite
- Great Location/Family House

- Lovely Riverside Courtyard Setting
- Refitted Kitchen with French Doors
- Family Bathroom with Shower

- Spacious Family Accommodation
- 20' First Floor Lounge with Balcony
- Decking & Parking to Front; Patio Garden to Rear

This 4 bedroomed townhouse is superbly situated within a lovely courtyard just yards from the River Tyne. Deceptively spacious and with family accommodation over 3 floors, the Reception Hall, with storage cupboard, leads to the Cloakroom/WC, with low level wc and washbasin with storage under. The 'L' shaped multi-functional Kitchen/Family/Dining Room has been refitted with high gloss wall and base units, sink unit, solid beech work surfaces, split level oven with 5 ring induction hob and extractor over, integral dishwasher with matching door, island with granite breakfast bar, cupboard housing the combi boiler and French doors opening to the rear garden. The Utility Room is fitted with wall and base units and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. The 20' 'L' shaped Lounge has a French door to a Balcony to the rear. Bedroom 4 is to the front. The Second Floor Landing has access to the boarded loft, via a retractable ladder, with electric light. Bedroom 1 is to the front and has a Dressing Room with a range of fitted wardrobes and an En Suite Shower/WC, with low level wc, pedestal washbasin, shower enclosure with rainhead and hand held showers, fully tiled walls and a towel warmer. Bedroom 2 is a spacious 'L' shaped room to the rear. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with rainhead and hand held showers over, screen, chrome towel warmer and fully tiled walls and floor. There is also Garage Space, for storage.

Externally, there is enclosed decking to the front and a block paved driveway. The small Rear Garden is paved and gravelled.

St Peters Basin is an exclusive development set around a marina, with a pub, by the River Tyne. There are fabulous riverside walks to neighbouring Ouseburn and Newcastle Quayside, along with good road and public transport links.

Reception Hall 18'2 x 3'9 (5.54m x 1.14m)

Cloakroom/WC 6'9 x 2'8 (2.06m x 0.81m)

Kitchen/Family/Dining Room 16'9 x 16'6 (max) (5.11m x 5.03m (max))

Utility Room 9'2 x 5'4 (2.79m x 1.63m)

First Floor Landing

Lounge 20'6 x 17'2 (max) (6.25m x 5.23m (max))

Bedroom 4 10'11 x 9'6 (3.33m x 2.90m)

Second Floor Landing

Bedroom 1 12'6 x 12'0 (3.81m x 3.66m)

Dressing Room 7'8 x 5'3 (max) (2.34m x 1.60m (max))

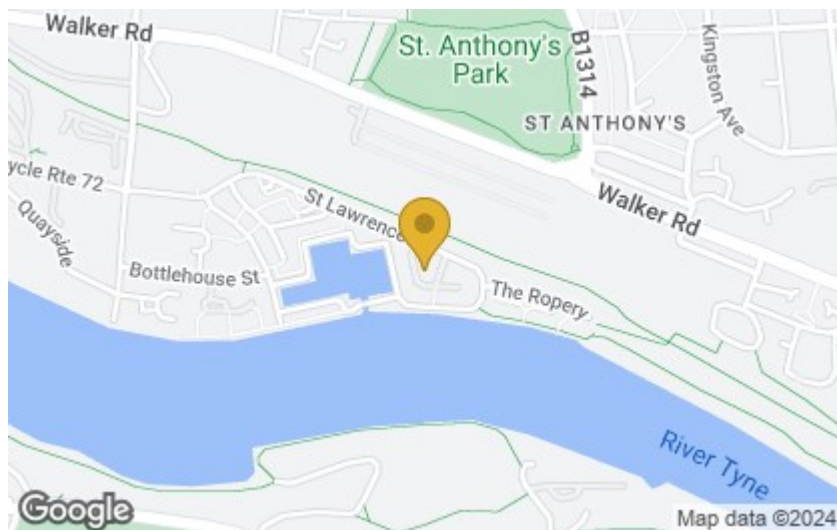
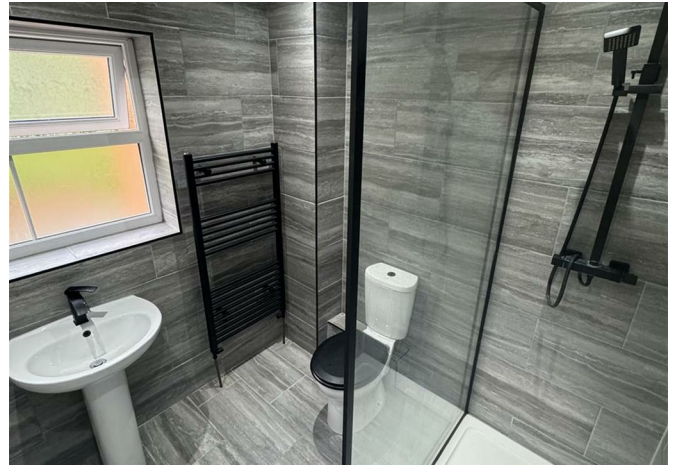
En Suite Shower/WC 7'3 x 7'0 (2.21m x 2.13m)

Bedroom 2 17'0 x 14'9 (max) (5.18m x 4.50m (max))

Bedroom 3 10'11 x 10'0 (3.33m x 3.05m)

Bathroom/WC 9'9 x 5'6 (2.97m x 1.68m)

Garage Space 12'2 x 9'3 (3.71m x 2.82m)



Newcastle City Council 0191 2787878

Energy Performance: D

Council Tax Band: D

Distance from Newcastle Central Railway Station: 2.5 miles

Distance from International Airport: 9.3 miles

All distances are approximate

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.