



3



1



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- 3 Bed Mid Terraced House
- Well Fitted Breakfasting Kitchen
- Off Street Parking
- Great First Purchase/Investment

- Well Presented & Appointed
- Bathroom/WC with Shower
- West Facing Rear Garden

- Lounge with Fireplace
- Gas CH & SUDG
- Popular Location

A well presented and appointed 3 bedroomed mid terraced house, conveniently situated within this popular residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with coal effect real flame gas fire set within an attractive painted surround, with arched recesses to either side. The Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, plumbing for a washer and under stair storage cupboard. There is a Rear Hall with storage cupboard and door to the rear garden. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, 'P' shaped bath with electric shower over, curved screen and tiled surrounds. Stairs lead from the hall to the First Floor Landing, with access to the partially boarded loft, with electric light, via a retractable ladder. Bedroom 1 is to the front and has a range of fitted wardrobes and drawer units. Bedrooms 2 and 3 are both to the rear.

Externally, the Front Garden has a Driveway with shale borders housing a range of shrubs and there is a path to the front door. The West facing Rear Garden has a patio with lawn, range of plants and shrubs and a further patio area.

St Oswalds Drive is well placed within a long established residential area, convenient for schools, shops and other amenities, including road and transport links into the city and other surrounding areas.

Reception Hall

Lounge 15'8 x 12'2 (4.78m x 3.71m)

Breakfasting Kitchen 15'10 x 6'10 (+recess) (4.83m x 2.08m (+recess))

Bathroom/WC 7'3 x 6'2 (2.21m x 1.88m)

First Floor Landing

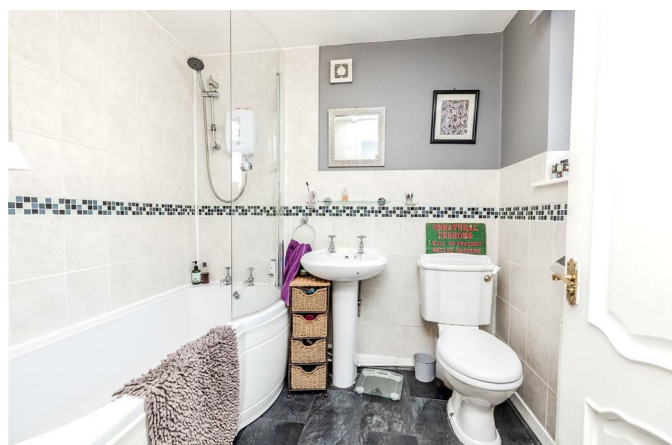
Bedroom 1 10'2 x 16'0 (max to back of 'robes) (3.10m x 4.88m (max to back of 'robes))

Bedroom 2 12'4 x 7'4 (3.76m x 2.24m)

Bedroom 3 9'2 x 8'2 (2.79m x 2.49m)

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





Newcastle City Council: 0191 278 8787

EPC Rating: D

Council Tax Band: A

Walkergate Community School: 0.3m

St Charles Parsons School: 0.5m

Newcastle Central Station: 2.4m

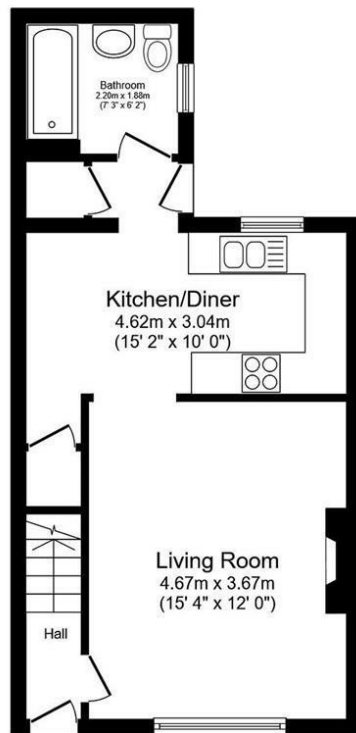
Newcastle International Airport: 10.2m

Please note all sizes and distances are approximate.

**2024
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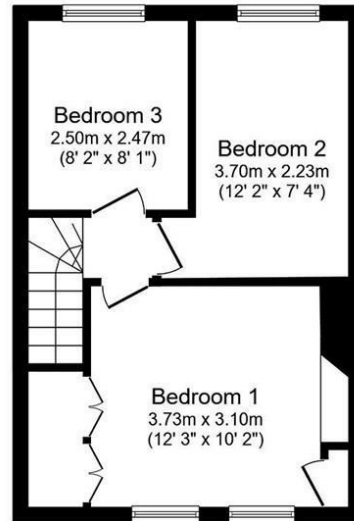
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Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.)

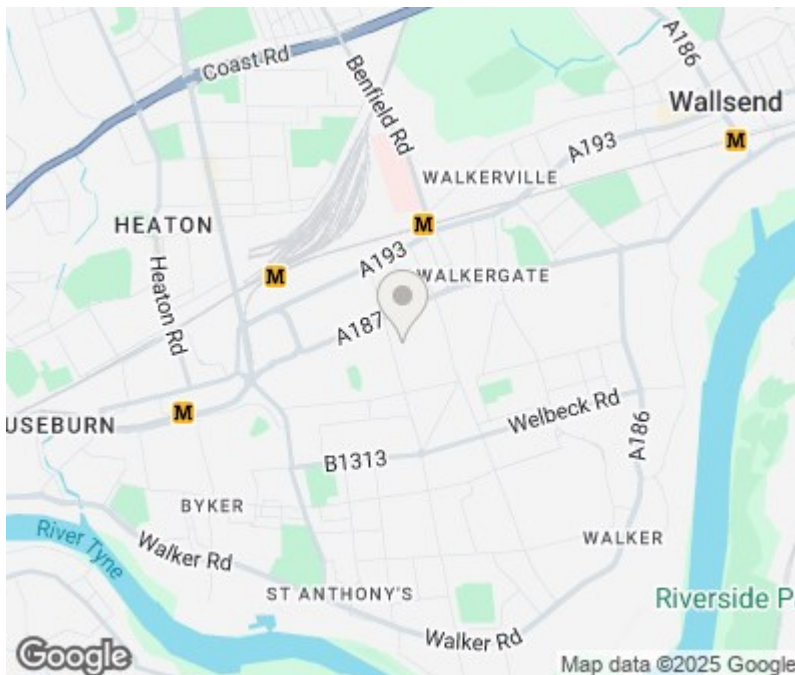


First Floor

Floor area 32.4 sq.m. (348 sq.ft.)

Total floor area: 71.4 sq.m. (768 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.