



3



1



2

- 3 Bedroom End Terrace House
- Enclosed Rear Garden
- Sealed Unit Double Glazed Windows

- No Upper Chain Involved
- Conservatory
- Council Tax Band B

- Driveway and Garage
- Gas Central Heating
- EPC rating E

3 bedroom end terraced house, offered for sale with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor, Lounge with a feature fireplace and double doors leading to the Dining Room which has French doors to the Conservatory which has laminate flooring and French doors to the rear garden. Kitchen has wall and base units, roll top work surfaces, stainless steel sink and drainer unit, plumbed for washing machine, laminate flooring, integrated electric oven and gas hob, tiled splash back and an extractor. First floor Landing with a loft hatch which has pull down ladders. Bathroom which has a panelled bath with an electric shower over and shower screen, low level w/c, pedestal hand wash basin, panelled walls and ceiling with inset spotlights, heated towel rail. Bedroom1 has sliding door and fitted wardrobes. Bedroom 2 has a storage cupboard. There is also a 3rd Bedroom.

Externally to the front there is a town garden and to the rear there is a single driveway leading to a single garage via an up and over door, the garden is mainly lawned with paved and gravelled areas.

This property is conveniently located for a range of amenities including schools, local shops and the Metro system, which, along with main road and other transport links, provides excellent access to Gosforth, the City and throughout Tyneside.



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





Energy Performance: Current E Potential C

Council Tax Band: B

Distance from North Fawdon Primary School: 0.5 miles

Distance from Great Park Academy: 0.8 miles

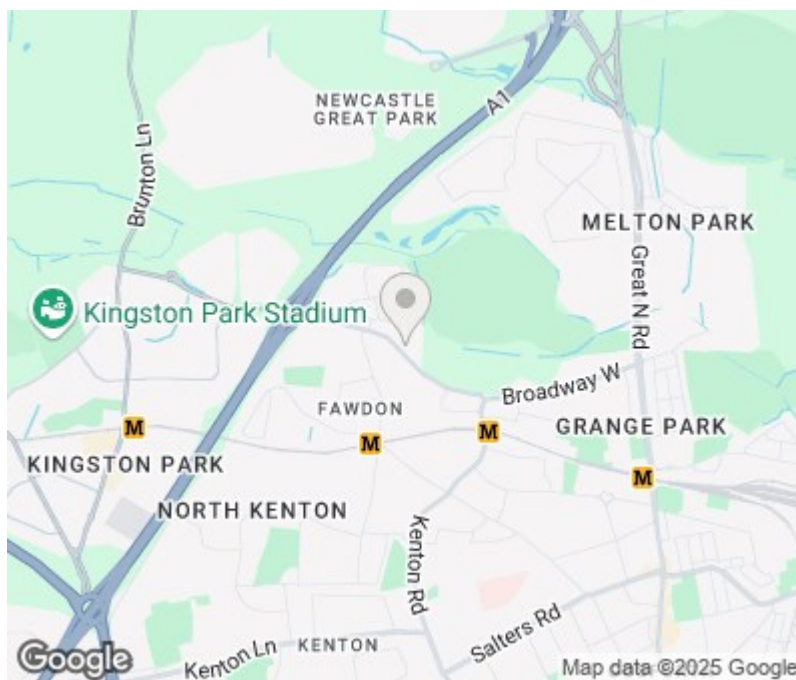
Distance from Newcastle International Airport: 4.7 miles

Distance from Newcastle Ce

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