



## **Marley Hill, Newcastle Upon Tyne**

**Rare to the market this three bedroom stone build grade 2 listed detached house situated in Marley Hill. The property has been well maintained and still has original features: including wood flooring throughout and a fully operating fireplace in every room. School House benefits from an extensive attic conversion with all original woodwork exposed providing space for two large additional bedrooms with views looking onto the Cheviots and eastwards as far as the coast. The accommodation briefly comprises:- Entrance hallway, lounge, dining room, kitchen, sun room, shower room, stairs to first floor, three bedrooms and a bathroom. Externally there is gardens to the front and sideways with a driveway and rear yard. Viewing essential to appreciate the property.**

**Offers Over £395,000**

Rare to the market this three bedroom stone build grade 2 listed detached house situated in Marley Hill. The property has been well maintained and still has original features: including wood flooring throughout and a fully operating fireplace in every room. School House benefits from an extensive attic conversion with all original woodwork exposed providing space for two large additional bedrooms with views looking onto the Cheviots and eastwards as far as the coast. The accommodation briefly comprises:- Entrance hallway, lounge, dining room, kitchen, sun room, shower room, stairs to first floor, three bedrooms and a bathroom. Externally there is gardens to the front and sideways with a driveway and rear yard. Viewing essential to appreciate the property.

**HALLWAY**



**LOUNGE**



DINING ROOM



KITCHEN



SUN ROOM



YARD



**SHOWER ROOM**



**FIRST FLOOR**



**MASTER BEDROOM**



**BEDROOM TWO**



**BEDROOM THREE**



**FAMILY BATHROOM**



**LOFT STORAGE SPACE**



ADDITIONAL PHOTOS LOFT



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

