



9 Meadow Vale

Shiremoor, Newcastle Upon Tyne, NE27 0BD

£269,950



Trading Places



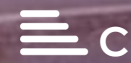
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9 Meadow Vale

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Trading Places are delighted to bring to the market this priced to sell four bedroom, detached home in a desirable area of Northumberland Park. The location offers access to all essential amenities and public services. This fantastic home is well positioned for local shopping facilities and schools, as well as having easy access to the A19 for commuting into Newcastle City Centre and neighbouring coastline towns such as Whitley Bay and Tynemouth. The Silverlink Retail Park offers further shops, outlets, restaurants, cafes and cinema entertainment.

This detached modern property briefly comprises; entrance hallway, lounge, dining room, kitchen, downstairs wc, master bedroom with en-suite, three further bedrooms and a family bathroom. Externally, the property enjoys a private south westerly facing rear garden which is easily maintained. To the front of the property there is access to integral single garage, driveway parking, laid lawn and mature shrubs.

The property benefits from double glazing, gas central heating and is Freehold. Viewings are strongly recommended, call Trading Places on 0191-251 1189 to arrange an appointment. EPC Rating C. Council Tax Band D

Entrance Hallway

Entrance through hardwood front door with door to lounge and stairs to first floor. Single radiator and ceiling coving,

Lounge

16'4" x 11'1" (5.0 x 3.4)

This front facing lounge incorporates a walk in double glazed bay window allowing for natural light. Electric feature fireplace with marble insert and hearth. Ceiling coving, large radiator and TV point. Door leading to dining room.

Dining Room

14'11" x 10'0" (4.57 x 3.05)

This fantastic entertaining space easily accommodates a six seater dining table. Family area incorporates UPVC double glazed doors leading to the rear garden. Double large radiator, ceiling coving, TV point and large cupboard providing additional storage. Archway leading to kitchen.

Kitchen

11'3" x 7'10" (3.43 x 2.41)

This modern kitchen is rear facing with wall, base and draw units with contrasting worktops. Incorporating a stainless sink, integrated double oven, gas hob and integrated extractor. Two double glazed windows allowing for natural light. Integrated fridge freezer and dishwasher. Door to utility, downstairs WC and garage.

Utility

This functional space is accessed from the kitchen and has plumbing and space for washing machine, Additional storage and double radiator.





Downstairs WC

This great addition incorporates a low level WC and wash basin. Double glazed window with obscure glass and radiator.

Landing

The landing area is bright and spacious with doors leading to all bedrooms and family bathroom. Additional cupboard providing storage. Loft hatch with ladder, light and partial boarded.

Bedroom One

11'3" x 11'2 (3.43m x 3.40m)

Bedroom One is front facing with double glazed window, radiator and built in storage cupboard. Door leading to en-suite.

En-Suite

This great addition to bedroom one incorporates a large shower enclosure with electric shower, low level WC and wash basin. Ceiling spotlights and radiator.

Bedroom Two

11'3 x 9'4 (3.43m x 2.84m)

Bedroom Two is front facing with double glazed window and radiator.

Bedroom Three

10'5 x 8' (3.18m x 2.44m)

Bedroom Three is rear facing with double glazed window and radiator.

Bedroom Four

10'9 x 8 (3.28m x 2.44m)

Bedroom Four is rear facing with double glazed window and radiator.

Bathroom

This family bathroom incorporates a panelled bath with shower over, low level WC and wash basin. Double glazed window and radiator.

Integral Garage

16'9 x 8'10 (5.11m x 2.69m)

The single garage has an up and over garage door. Internal door from utility allows access internally.

Front Gardens

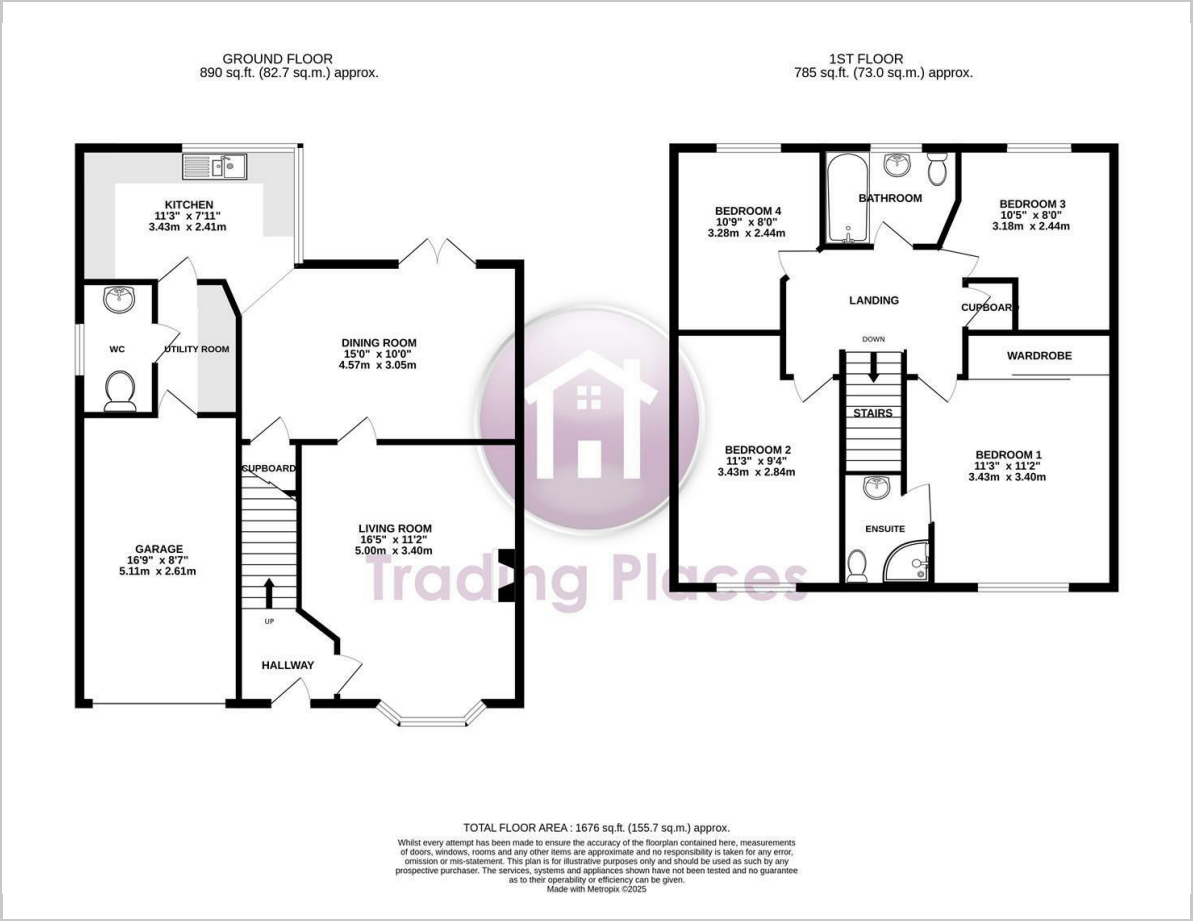
The front garden is low maintenance with laid lawn and driveway parking.

Rear Gardens

This private rear garden is substantial and south west facing. Fenced boundaries, laid lawns and mature shrubs. Decking area accessed from dining room.



Floor Plan

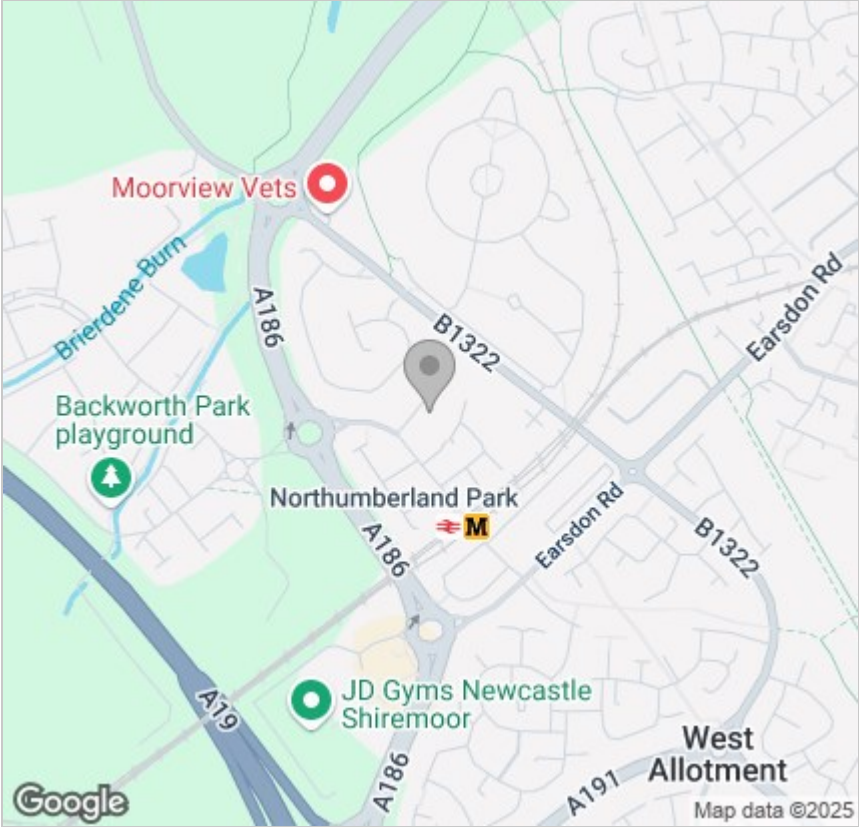


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

