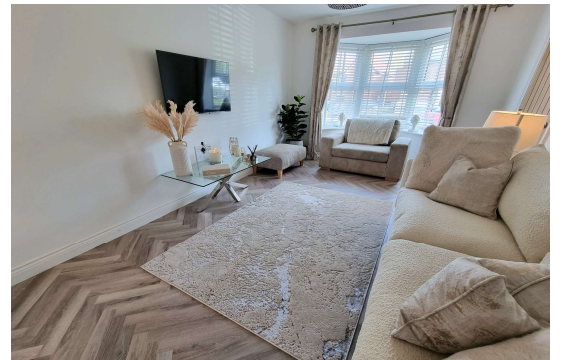




Meadow Hill, Throckley

- Semi detached family home
- Four bedrooms
- Breakfasting kitchen
- Ensuite to main bedroom
- Bathroom/w.c
- Detached garage

Offers Over £250,000



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Meadow Hill, Throckley, NE15 9BZ

We are delighted to be welcome to the market this very well presented semi detached house on Meadow Hill in Throckley.

The accommodation briefly comprises, an entrance hallway, cloaks WC, lounge and modern dining kitchen with integrated appliances including double oven, 5 burner gas hob and cooker hood, a fridge/freezer, washing machine and dishwasher. To the landing, there are four bedrooms, the main with ensuite, there is a separate family bathroom.

Other benefits include double glazing and gas central heating.

Externally the property has a town garden to the front, with a patio and garden to the rear with a detached garage.

The property is close to quality schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69.

Rook Matthews Sayer would strongly recommend an early viewing to appreciate the accommodation and location on offer.

Entrance Hall

Tiled flooring, central heating radiator, under stair storage cupboard and stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c, pedestal wash hand basin, central heating radiator, tiled flooring and a double glazed window to the side.

Lounge 18' 2" Into bay x 10' 11" (5.53m x 3.32m)

Double glazed bay window to the front, central heating radiator, television flooring and Karndean floor.

Breakfasting Kitchen 19' 4" Max x 12' 3" Plus recess (5.89m x 3.73m)

Fitted with a range of wall and base units with work surfaces over, stainless sink with mixer tap and drainer, integrated appliances including 5 ring gas hob with extractor hood over, double oven, washing machine, dishwasher, fridge/freezer and wine cooler, recessed downlights, tiled flooring, double glazed window and double glazed patio doors leading to the rear garden.

Landing

Double glazed window to the side, loft access and storage cupboard.

Bedroom One 13' 9" Max x 9' 7" Max (4.19m x 2.92m)

Double glazed window to the front, central heating radiator and television point.

Ensuite

Fitted with a low level w.c, pedestal wash hand basin, double shower cubicle, chrome heated towel rail, recessed downlights, extractor fan and part tiled walls.

Bedroom Two 13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to the rear and a central heating radiator.

Bedroom Four

Double glazed window and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath, chrome heated towel rail, tiled flooring and part tiled walls, recessed downlights and a double glazed window.

Externally

Front Garden

Paved path to entrance and side access gate.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved patio area.

Detached Garage 19' 5" Max x 9' 11" Max (5.91m x 3.02m) Door width 7' 6"(2.28m)

Up and over door with power and lighting.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: B

WD7579/BW/EM/25.09.2023/V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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