





- Modern Build
- Superbly Presented
- Leasehold
- Great Family Home
- En-Suite Facility
- Semi Detached House
- Three Bedroom Property
- Gas Central Heating
- Council Tax Band *B*
- Garage With Driveway





**** Video Tour on our YouTube Channel | <https://youtu.be/iqJplrMSRDU> ****

If you are a buyer and your search criteria includes a modern build home, this three bedroom semi detached house could just be the answer to your needs.

The property is superbly presented throughout and briefly comprises to the ground floor:- entrance hall, with a ground floor WC, welcoming living room, bright and airy dining room with French doors leading to the rear and a well appointed kitchen which boasts range of fitted wall of floor units with complementing worksurfaces and fitted appliances. To the first floor there are three good sized bedrooms; the main bedroom with an ensuite facility, and there is also a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the side of the property, leading to a generous sized garage. There is also a charming garden to the rear with a lawn and patio area.

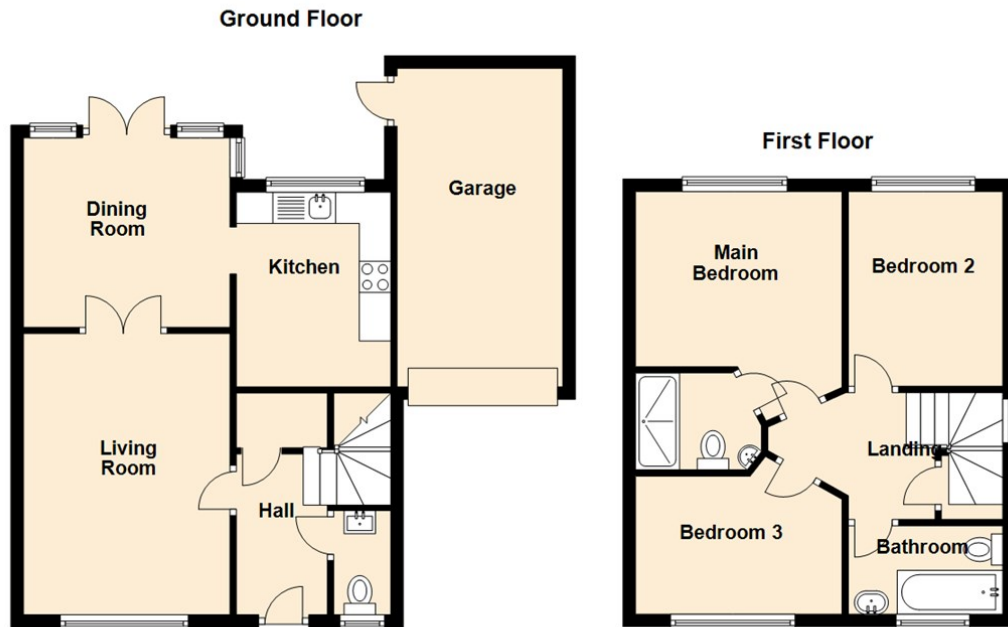
The exact location of this property is very much established and you have access to all essential amenities. There is a strong road network which offers easy access to the A19; North & Southbound. The Cobalt business Park is within easy striking distance, along with local schools and public transport links. You have easy access to a wonderful coastline and are 20 minutes drive from Newcastle city centre.

All in all this property really does pack a punch and interested parties are urged to arrange a prompt and essential internal viewing as soon as possible. For more information please call 0191 257 2000.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*



- Living Room 14'8" x 10'9" (4.48 x 3.29)
- Dining Room 9'10" x 10'9" (3.02 x 3.29)
- Kitchen 10'2" x 8'0" (3.10 x 2.46)
- Main Bedroom 11'1" x 10'9" (3.39 x 3.29)
- Bedroom Two 10'2" x 8'5" (3.10 x 2.59)
- Bedroom Three 7'2" x 10'9" (2.20 x 3.29)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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