

FOR SALE



Milehouse Lane, Newcastle

3 Bedrooms, 1 Bathroom, Semi Detached House

Asking Price Of £245,000



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3 Bedrooms, 1 Bathroom

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- Spacious Semi Detached Property
- Traditional Features
- Two Reception Rooms
- Three Bedrooms
- Use Of Garage And Driveway

ENTRANCE HALL Entered via UPVC door. Carpeted flooring, wall mounted central heating radiator, UPVC double glazed window with leaded lite to side elevation. Stairs leading off.

DINING ROOM 12' 3" x 11' 4" (3.74m x 3.46m) Carpeted flooring, wall mounted central heating radiator, coving, dado rail, UPVC double glazed bay window to front elevation and feature traditional open fireplace with wood surround and tiled back and hearth.

CLOAKROOM White low level WC. UPVC double glazed frosted window to side elevation.

LOUNGE 13' 5" x 11' 4" (4.11m x 3.46m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed bay window to rear elevation. Coving to ceiling, TV aerial point and wood Adam style fireplace with cast iron living flame effect gas fire with tiled inserts either side.



KITCHEN 18' 2" x 5' 10" (5.55m x 1.8m) Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units and breakfast bar. Gas hob with extractor over and oven below. Ceramic sink and drainer with mixer tap over. Tiled flooring and part tiled walls. Space for fridge freezer and tumble dryer. Space and plumbing for washing machine. UPVC double glazed windows to side and rear and with part glazed UPVC door to side elevation providing access to rear garden.



STAIRS AND LANDING Carpeted flooring, loft access and UPVC frosted double glazed window to side elevation.

BEDROOM THREE 8' 8" x 7' 3" (2.65m x 2.21m) Single bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM TWO 12' 3" x 10' 0" (3.74m x 3.07m) Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM THREE 13' 5" x 11' 4" (4.11m x 3.46m) Double bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation. Fitted wardrobes with sliding doors.

BATHROOM 8' 0" x 5' 10" (2.45m x 1.8m) White three piece suite comprising, low level WC, pedestal wash hand basin and bath with shower over. Vinyl flooring, part tiled walls, UPVC double glazed frosted window to rear elevation and with airing cupboard off providing additional storage.

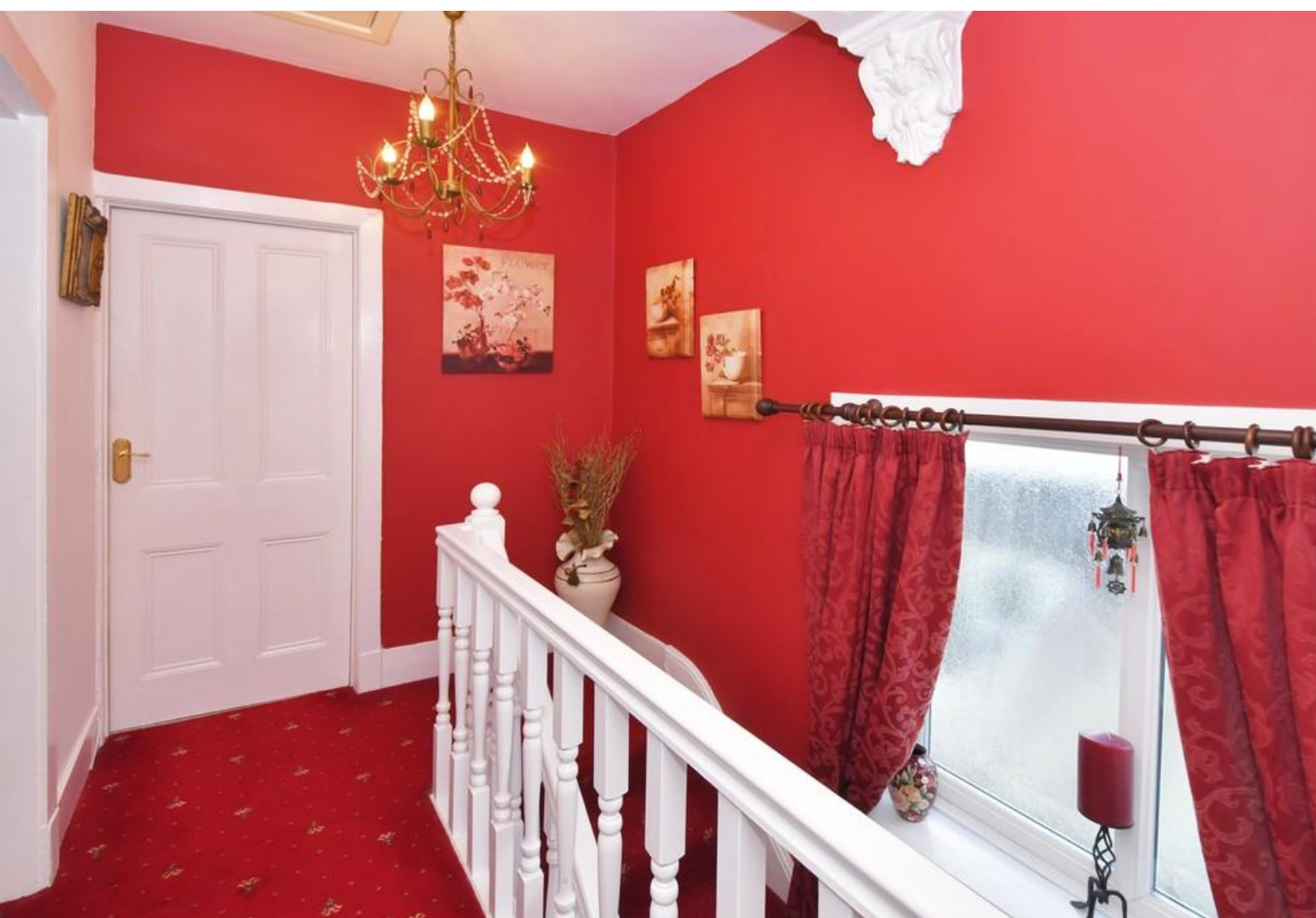
OUTSIDE The property is approached through metal gates and had has a brick built retaining wall. There is a paved driveway providing off road parking for one vehicle and a garden area stocked with mature plants. To the rear of the property there is a paved patio and well tended garden mainly laid to lawn with decorative borders stocked with a good range of plants creating a pleasant outside living space, In addition there is the use of a garage located a short distance from the property,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		53	78
England, Scotland & Wales		EU Directive 2002/91/EC	





All measurements are approximate and for display purposes only

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