





- Sought After Location
- Marina Views
- Freehold
- Off Street Parking
- Viewing Recommended
- Three Storey Townhouse
- Spacious Living
- Rear Garden
- Council Tax Band *E*
- Call For More Information





This very well presented, Quayside townhouse, positioned within the sought after St Peters Basin, offers generous accommodation over three floors, and boasts beautiful views across the Marina.

St Peter's offers a true community spirit, and features community gardens, and the Marina as a central focus. It is an excellent location, within easy reach of Newcastle City restaurants and bars and its thriving cultural scene, as well as neighbouring the Ouseburn.

Internally the property briefly comprises to the ground floor: - entrance hallway and ground floor WC, spacious kitchen dining room with fitted wall and floor units, complementing work surfaces, integrated oven, hob and sliding door access to the private rear garden. To the first floor there is a bedroom and a bright and airy lounge, spanning the width of the property and with access to a balcony with fantastic views over the Marina. To the second floor there are a further two bedrooms, the generous main featuring an en suite bathroom and fitted wardrobes, and there is also a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a block paved driveway to the front which leads to the integral garage and there is a tranquil rear garden with a patio, decked area and mature borders, a perfect space to relax in the warmer months.

Tenure

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

Council Tax band *E*.



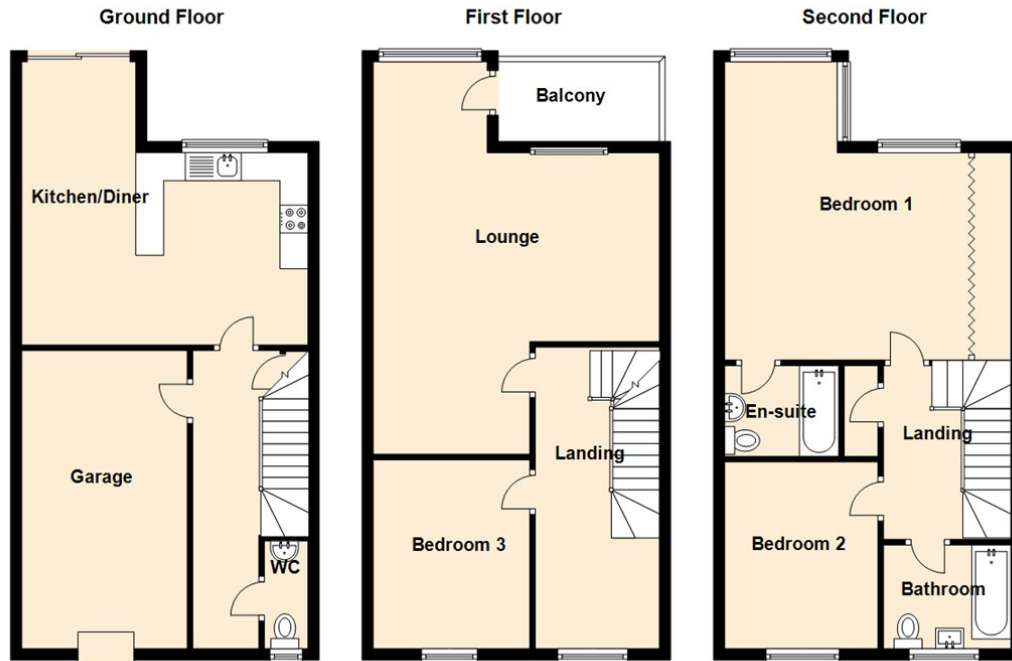
Kitchen Dining Room 16'7" x 16'8" (5.08 x 5.10)

Lounge 20'6" x 16'9" (6.27 x 5.11)

Bedroom One 14'7" x 16'10" (4.46 x 5.14)

Bedroom Two 10'8" x 9'8" (3.26 x 2.95)

Bedroom Three 9'5" x 10'7" (2.89 x 3.23)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| | 68 | 78 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

The difference between house and home

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