







- **Generous Corner Plot**
- **Three Bedrooms**
- **Driveway and Garage**
- **Double Glazing**
- **Viewing Recommended**
- **No Upper Chain**
- **Two Reception Rooms**
- **Gas Central Heating**
- **Council Tax Band \*C\***
- **Call for More Information**







\*\* Video Tour on our YouTube Channel | <https://youtu.be/FE9UlqA-INK> \*\*

This charming, three-bedroom, semi-detached family home is positioned on a generous corner plot in Martello Gardens, Cochrane Park. Offered for sale with the benefit of no upper chain.

The property is in a great location, only a few minutes' commute to Chillingham Road and Four Lane Ends, with a wide variety of shops and restaurants. The Coast Road and Newcastle City Centre are also within easy reach. A local supermarket and gym are additionally within walking distance.

Briefly comprising to the ground floor: - entrance lobby, hallway, spacious lounge with bay window and feature fireplace, dining room, and a kitchen with wall and floor units and access to the rear. To the first floor there are three bedrooms, two with fitted wardrobes and there is a modern family bathroom/w.c. with a four-piece suite. The property also benefits from gas central heating and double glazing.

Externally there is an extensive wrap around garden to the front and side along with a driveway leading to the integral garage. There is also a rear garden with decking and an artificial lawn.

We anticipate an extremely high level of viewings on this property. For more information and to arrange your viewing please call our sales team on 0191 270 1122.

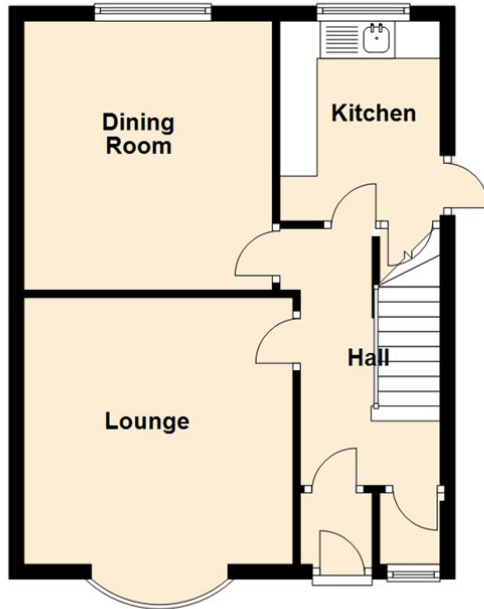
#### Tenure

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

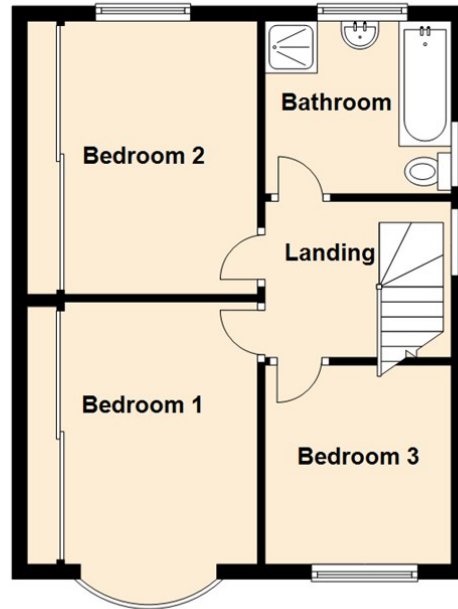
Council Tax band \*C\*.



Ground Floor



First Floor



Lounge 11'10" x 11'9" (3.62 x 3.59 )

Dining Room 10'11" x 11'9" (3.34 x 3.59)

Kitchen 7'10" x 7'1" (2.40 x 2.17)

Bedroom One 10'0" x 11'9" (3.05 x 3.59)

Bedroom Two 10'0" x 11'10" (3.05 x 3.63)

Bedroom Three 8'8" x 8'3" (2.66 x 2.52)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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