



Broome Close,

**£199,500**



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Broome Close, Fawdon, Newcastle Upon Tyne  
**£199,500**

This semi detached house is tucked away in a charming cul-de-sac just off The Meadows and close to Fawdon Metro station. The property has an elongated driveway to the front for off street parking. To the front there is a double glazed porch, this leads you into the living room with a staircase rising to the first floor. The dining room is situated to the rear with a door leading into the fitted kitchen. Upstairs the four bedrooms are all fitted with new carpets and there is a modern stylish family shower room. The property has front and rear gardens with a path to the side. Double glazed windows and a gas central heating system with a combination boiler situated in the garage. Available with no upper chain.

#### ENTRANCE PORCH

1.50m x 0.89m (4'11" x 2'11")  
Double glazed entrance door leading into the porch with a tiled floor. Door to:

#### OPEN PLAN LIVING/DINING ROOM

3.73m (max) x 4.32m (12'3" (max) x 14'2")  
The Staircase rises to the first floor bedrooms with a radiator to the right. To the left an opening leading into the living room with a double glazed bow window to the front aspect. There is an under stairs storage cupboard and a radiator. Open through to:

#### DINING AREA

2.39m x 2.77m (7'10" x 9'1")  
Double glazed doors leading to the rear garden. Radiator and door to:

#### FITTED KITCHEN

2.26m x 2.77m (7'5" x 9'1")  
Fitted with a range of wall and base units with contrasting work tops and tiled splash backs. Double glazed window to the side and a door leading to the rear garden. Space for oven, breakfast bar and a radiator.

#### FIRST FLOOR LANDING

Doors leading to:

#### BEDROOM ONE

2.57m x 3.58m (8'5" x 11'9")  
Double glazed window to the front aspect, radiator and recess for wardrobe.

#### BEDROOM TWO

2.59m x 2.79m (8'6" x 9'2")  
Double glazed window to the rear aspect, radiator and recess for wardrobe.

#### BEDROOM THREE

2.08m x 2.62m (6'10" x 8'7")  
Double glazed window to the front aspect and a radiator.

#### BEDROOM FOUR

2.69m x 4.65m (8'10" x 15'3")  
Double glazed window to the front aspect and a radiator .



## FAMILY SHOWER ROOM/WC

2.06m x 1.78m (6'9" x 5'10")

Modern bathroom with walk in shower cubicle with mains shower. Vanity unit with wash basin and a low level WC. Chrome ladder style towel rail/radiator and down lighters to the ceiling. Double glazed frosted window to the rear aspect.

## GARAGE

Up and over garage door to the front. Wall mounted combination boiler. Double glazed door and window to rear garden.

## OUTSIDE

To the front a double length driveway for off street parking. Garden with

planted borders and lawn. The rear garden is laid to lawn with a paved patio and mature shrubs and fruit tree. Garden shed.

## FLOORPLAN

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### All Measurements

All Measurements are Approximate

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Buyer Notes

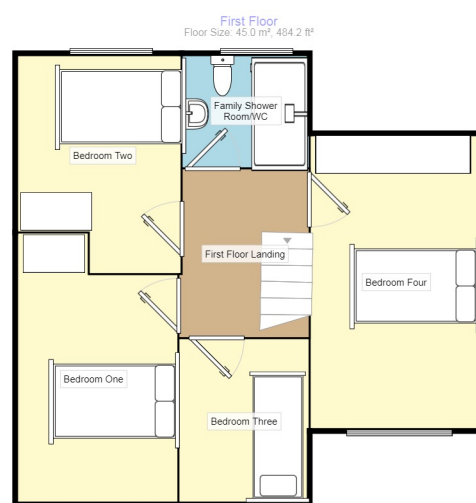
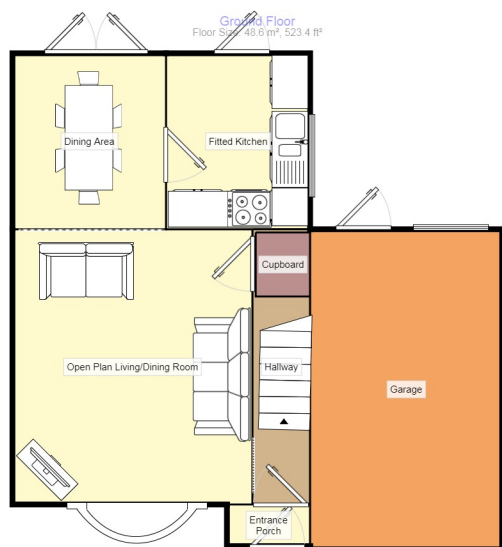
BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch



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**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



