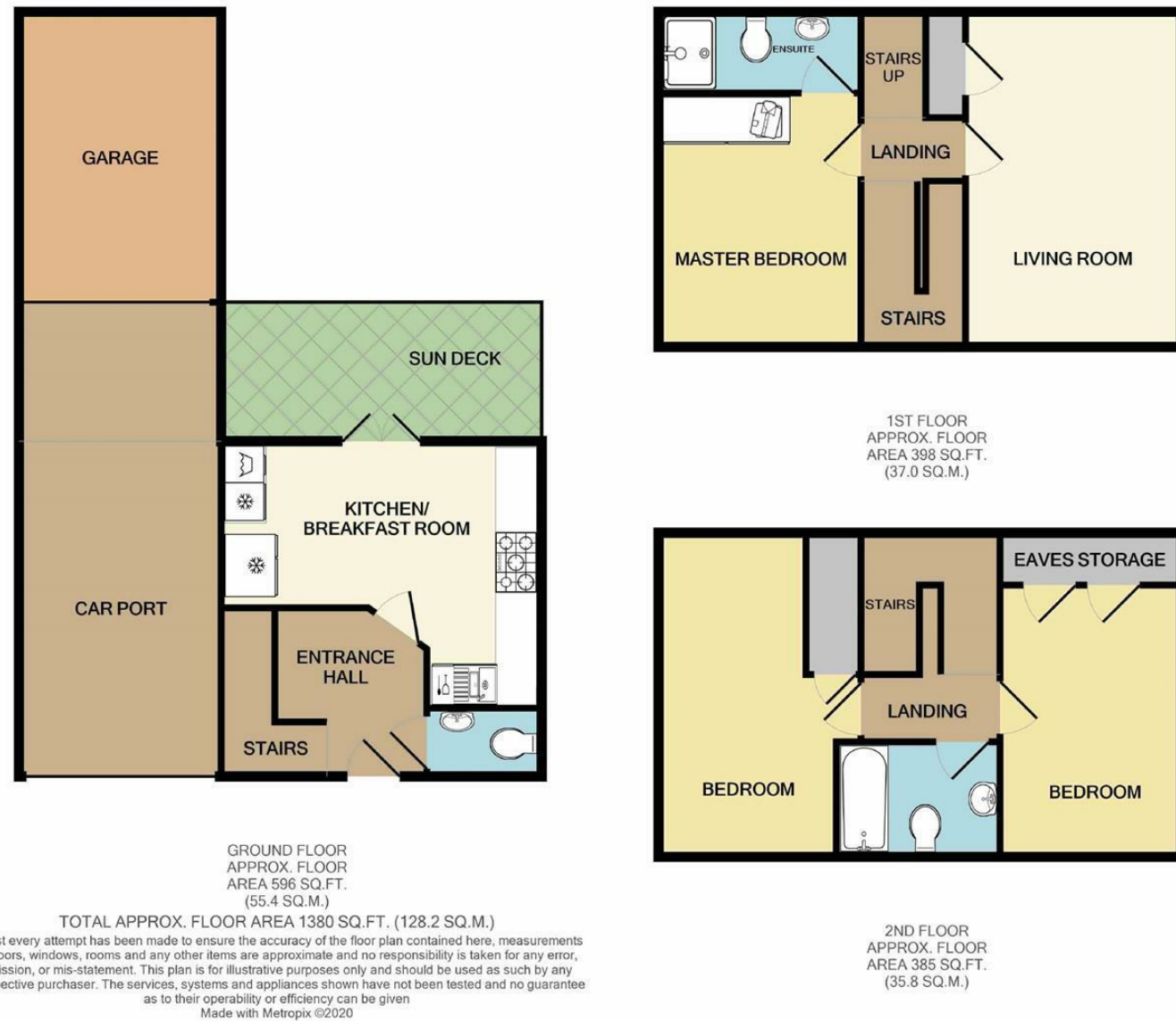




Earlsmeadow, Shiremoor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Auction Guide £210,000

Description

WELL PRESENTED THREE BEDROOM TOWNHOUSE SITUATED WITHIN THE POPULAR DEVELOPMENT OF EARSDON VIEW SHIREMOOR OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented three bedroom townhouse set over three floors within the popular Earsdon View development. Benefitting from good size accommodation, two bathrooms, a private rear garden and driveway parking for up to four cars.

Briefly comprising: Entrance hallway to the modern kitchen/diner which overlooks the private rear garden and has double doors leading out. There are integrated appliances which include a gas hob, electric oven, extractor fan and dishwasher. There is also a separate W.C. accessed from the hallway. Stairs to the first floor lead to the living room offering a dual aspect making this a lovely light and airy room. To the front is a Juliette balcony and to the rear are views over the private garden. There is an electric fire and cupboard offering storage. The main bedroom is also on this floor which has sliding fitted wardrobes and a newly fitted En-suite with a step in shower, hand basin and W.C. housed within a fitted vanity unit.

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To the second floor are two further double bedrooms with fitted cupboards for storage and a family bathroom comprising a bath, hand basin and W.C.

Externally to the rear is a very private garden with decking, patio area, artificial lawn, garage and parking to the side. To the front is a lawn and driveway with remote electric door to a parking area at the side of the property.

Earlsmeadow is a popular residential development, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle city centre and other coastal towns.

Entrance Hallway

Kitchen/Diner

14'9" x 12'11"

W.C.

Living Room

16'4" x 10'3"

Bedroom One

11'0" x 9'7"

En-Suite

9'7" x 5'0"

Bedroom Two

13'11" x 9'6"

Bedroom Three

11'10" x 8'7"

Bathroom

7'8" x 5'5"

Externally

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