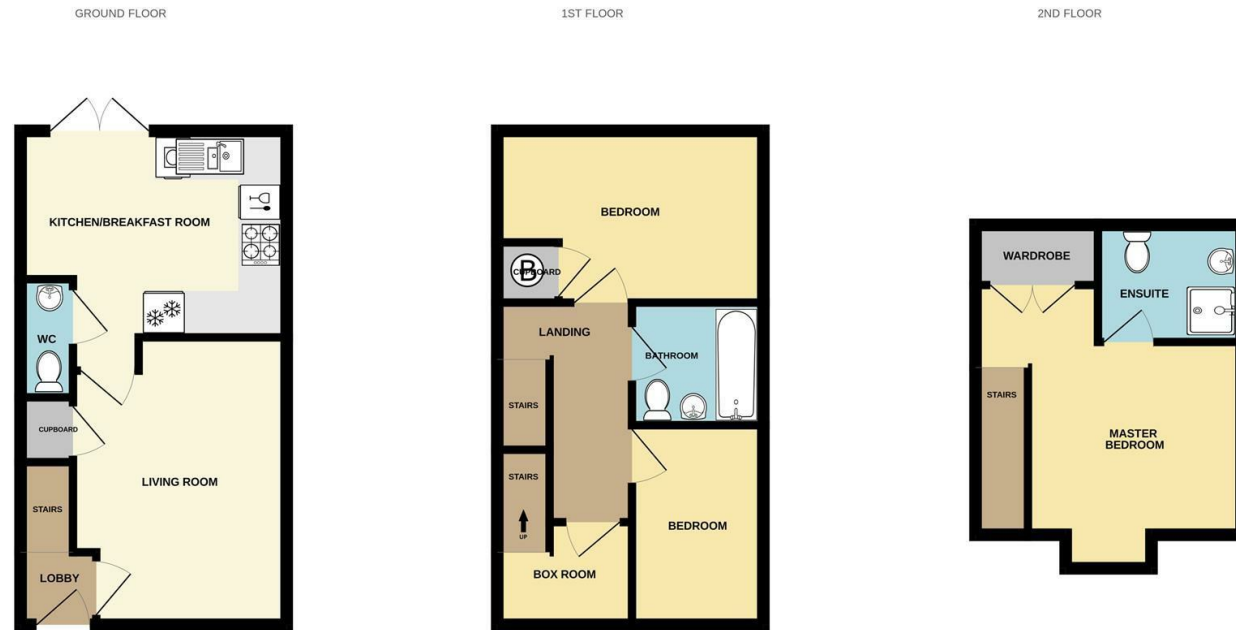




# Dukesfield, Earsdon View



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	77	
(69-80)	C		
(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.

Offers Over £215,000

## Description

ATTRACTIVE THREE BEDROOM MID TERRACE TOWN HOUSE WITH A DETACHED GARAGE SITUATED WITHIN THE POPULAR EARSDON VIEW DEVELOPMENT - NO UPPER CHAIN

Brannen & Partners are pleased to offer to the market this lovely three bedroom townhouse set over three floors situated within the popular Earsdon View development. Benefitting from a kitchen/diner, two bathrooms, garage and allocated parking.

Briefly comprising: Entrance hallway with stairs to the first floor and access to the living room with an understairs storage cupboard. Doorway leading into the kitchen/diner and downstairs W.C. The kitchen has French doors giving access out to the rear garden. The kitchen is fitted with wall and base units including a gas hob, electric oven, extractor fan, integrated fridge/freezer, washer/dryer and dishwasher.

On the first floor are two bedrooms and a bathroom comprising a bath with shower over, hand basin and W.C.. To the second floor is the principal bedroom with a good size en-suite shower room and fitted wardrobes providing additional storage.

To the rear of the property is an enclosed rear garden providing access through the garden gate to the garage and driveway. The garage having electricity and is also alarmed.

Situated in this popular residential estate, 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

Double glazed door to front, radiator.

### Lounge

10'4" x 13'9"

### Kitchen

9'10" x 13'5"

### W.C.

5'10" x 2'9"

### Bedroom One

13'6" x 9'5"

### En-suite

5'10" x 6'10"

### Bedroom Two

8'4" x 13'7"

### Bedroom Three

6'6" x 9'1"

### Bathroom

6'6" x 6'2"

### Garage

### Externally

To the rear of the property there is an enclosed rear garden with decking and artificial lawn with access to the garage and driveway through the garden gate.

