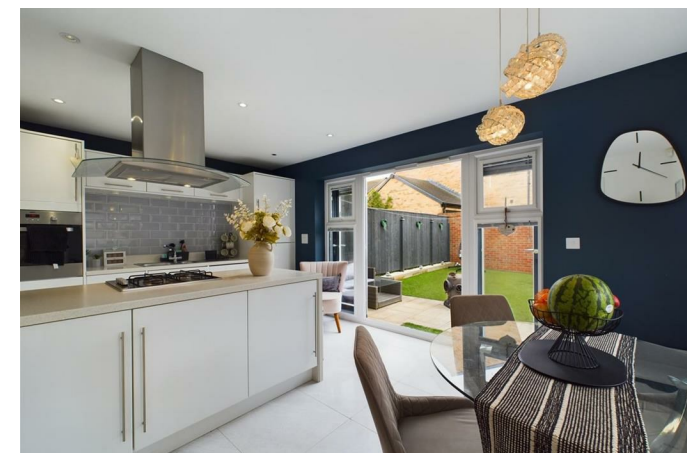
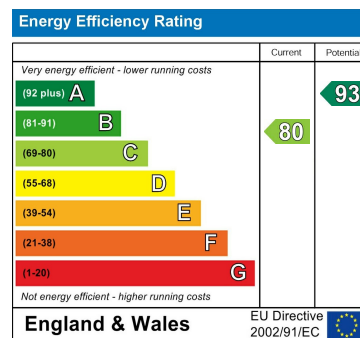




Richardson Gardens, Earsdon View



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 £285,000

Description

ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR EARSDON VIEW DEVELOPMENT

Brannen and Partners are delighted to welcome to the market this modern three bedroom detached family home. Located upon a quiet cul-de-sac within the popular Earsdon View development, the accommodation entails; living room, open plan kitchen diner with doors to garden, utility room, downstairs W.C, family bathroom, en suite shower room and three bedrooms. Completing this ideal home, is a detached garage with off road parking and enclosed, south west facing garden.

Briefly comprising: Light and airy entrance hallway provides access to all principal rooms of the ground floor including a WC, as well as stairs to the first floor. To the left, the ample living space spans the width of the home, and is flooded with natural light, due to the dual aspect.

Directly opposite, the contemporary kitchen diner houses French doors, giving access out to the garden. The kitchen presents an island layout, with floating extractor hood and gas hob to the island itself, as well as fitted white high gloss wall and base units throughout. Integral appliances include; fridge freezer, eye level oven and dishwasher. With designated space for dining, the kitchen also provides useful access to a utility room, equipped with worktops, cloakroom and under counter space for appliances.

Upon the first floor, are the three bedrooms, two of which house integral storage, the family bathroom and en suite shower room to the master bedroom. The sizeable bathroom features an integral bath, WC and pedestal wash basin. Whilst the practical en suite, is furnished with a walk in shower, pedestal wash basin and W.C.

Externally, the property displays an enclosed, south west facing garden, providing access through the garden gate to the front of the home. The property's garage is detached and offers a connected parking bay.

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.

Hallway
6'1" x 5'6"

Living Room
10'1" x 16'8"

Kitchen Diner
10'0" x 16'11"

Utility Room
6'2" x 4'10"

WC
2'11" x 5'0"

Landing
12'4" x 5'1"

Bedroom One
11'5" x 10'4"

En Suite
6'6" x 3'11"

Bedroom Two
10'3" x 8'11"

Bedroom Three
6'9" x 7'6"

Bathroom
7'4" x 5'7"

Rear Garden

Tenure
Leasehold - 117 years remaining

