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BEECH CRESCENT, THROCKLEY, NE15

Offers Over £250,000

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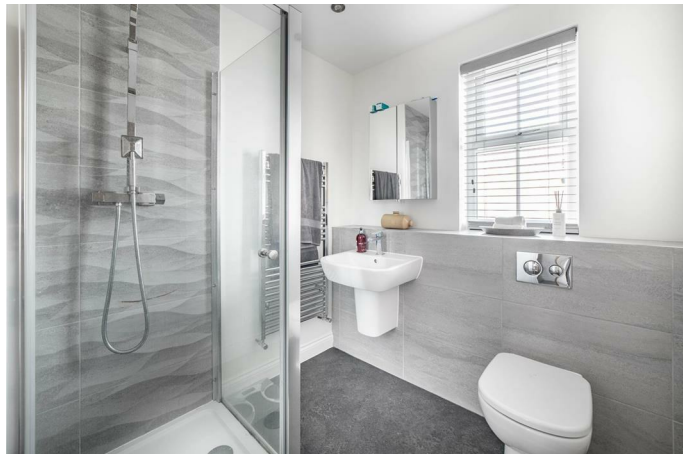
Delightful three-bedroom semi-detached home is situated on Beech Crescent within the popular Meadow Hill development in Throckley, Newcastle upon Tyne. Offering modern, well-proportioned accommodation and a practical layout.

The property features a spacious lounge with a large bay window, a contemporary open-plan kitchen and dining area with integrated appliances, and bi-fold doors opening onto the rear garden. Three bedrooms include two comfortable doubles, with the master benefiting from an en-suite shower room, alongside a modern family bathroom. The lawned rear garden enjoys a particularly private setting, with mature trees beyond the boundary, while the end-of-cul-de-sac position offers a quieter environment with limited passing traffic.

Throckley offers a range of local shops, everyday amenities and schooling, with further shopping and leisure facilities available in nearby Westerhope and Newburn. The surrounding area provides access to green spaces and riverside walks, while local bus services and road links via the A69 connect the area with Newcastle city centre and destinations across the wider region.

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The internal accommodation comprises: A welcoming entrance hallway, with a convenient downstairs cloakroom positioned to the right and the principal living room to the left. The lounge is a generous reception space, featuring a large bay window that allows plenty of natural light to fill the room. There is ample space for a range of seating, making it an inviting setting for relaxing and entertaining.

Continuing through the hallway, the staircase rises to the first floor, with a further hallway leading towards the impressive open-plan kitchen and dining area. The contemporary kitchen is fitted with sleek dark cabinetry, complementary work surfaces and a range of integrated appliances, creating a stylish and practical space. The dining area comfortably accommodates a table for six, with potential for additional seating, while bi-fold doors open directly onto the rear garden, providing a natural connection between indoor and outdoor living.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is a comfortable double room with its own en-suite shower room, fitted with a walk-in shower, WC, wash hand basin and heated towel rail. The second bedroom is also a well-proportioned double, while the third bedroom offers a generous single room, suitable for a child, guest or home office.

The family bathroom is fitted with a bath with a handheld shower, WC and wash hand basin. Half-height tiling around the bath completes the practical finish.

Externally, the property features a small front garden with attractive shrub planting and a pathway leading to the entrance. To the rear, the lawned garden provides space for outdoor relaxation and family enjoyment. The property occupies a particularly appealing position at the end of a quiet cul-de-sac, with a mature tree line beyond the rear boundary providing privacy and an open outlook.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle cc

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	