



ASKING PRICE

**£149,950**

**Broxburn Court**

Newcastle Upon Tyne, NE5 3UA

Fresh Property Centre welcome to the market this charming three-bedroom family home situated in a cul-de-sac in Broxburn Court, Newcastle Upon Tyne. This well-presented property offers a perfect blend of comfort and convenience.

As you enter, you are greeted by a welcoming entrance porch that leads into a bright and airy hall. The generous lounge and dining room provide an excellent space for relaxation and entertaining, while the modern kitchen is well-equipped for all your culinary needs. The first floor features three well-proportioned bedrooms, offering ample space for family members or guests, along with a bathroom that completes the upper level.

Outside, the property boasts a garden to the rear, perfect for enjoying the outdoors, as well as a drive to the front that provides parking for one vehicle.

With immediate vacant possession available, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home in a sought-after location.

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**LOCAL AUTHORITY**  
Newcastle upon Tyne

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

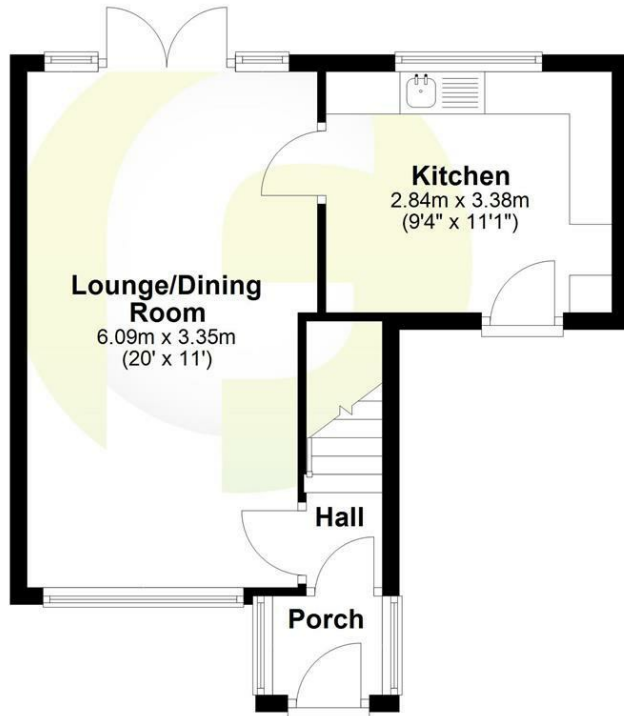
**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



### First Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 68.8 sq. metres (740.6 sq. feet)



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