



Magnolia Drive, Newcastle Upon Tyne, Tyne And Wear, NE5 3QG

A beautifully presented modern terrace on Magnolia Drive! Perfectly suited to first time buyers, couples or investors, this stylish home offers well proportioned accommodation throughout. The ground floor features an entrance porch, W/C, cosy lounge and a bright open plan kitchen/diner. Upstairs are two double bedrooms, both benefiting from built in storage, alongside a modern white suite bathroom. Outside, enjoy an easy maintenance rear garden, perfect for relaxing or entertaining, plus a paved driveway to the front. A fantastic move in ready home in the popular area of Blakelaw — don't miss out! EPC Rating: B



*****CHAIN FREE*****

Two Bedrooms

Beautifully Presented

Driveway

Mid Terrace Home

EPC Rating B

Offers Over £165,000

Lounge 14' 4" x 13' 8" (4.38m x 4.16m) Max

A cosy lounge with lovely feature fireplace.

W/C 5' 8" x 3' 3" (1.73m x 0.99m)

Features a white suite W/C and Wash Basin.

Kitchen/Diner 14' 4" x 10' 8" (4.38m x 3.25m) Max

An open plan kitchen diner with a range of wall and base units for storage, space for white goods and an under the stairs cupboard for additional versatile storage.

Bedroom 1 11' 1" x 10' 10" (3.37m x 3.31m) Max

The main bedroom benefits from a generously sized over stairs cupboard, currently utilised as a walk in wardrobe.

Bedroom 2 9' 8" x 8' 0" (2.94m x 2.43m) Max

The second bedroom looks out over the rear garden and benefits from a curtained wardrobe space.

Bathroom 7' 7" x 6' 4" (2.30m x 1.92m)

Features a white suite bath with overhead shower, W/C and wash basin.

Externally

To the front is a paved driveway and to the rear a low maintenance lovely enclosed garden accessed from both the house and private gated side corridor.

Additional Information

Council tax band B. EPC Rating B. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





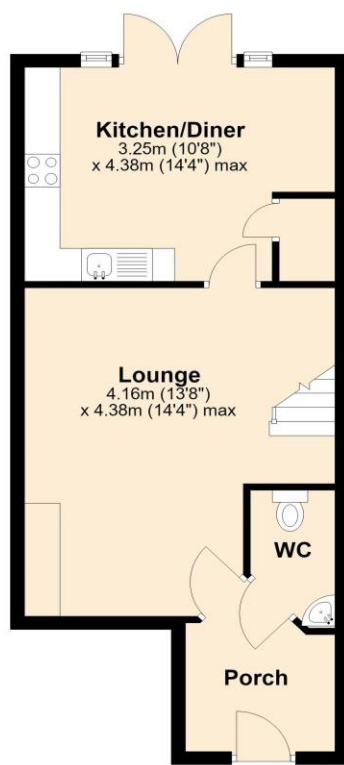
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

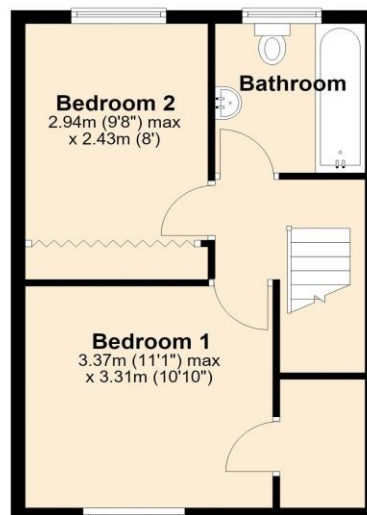
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)

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