



A Semi-detached House on Newby Road, Close to the QE Hospital

£239,995

what3words; life.reprints.calendars

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Location has a habit of making everyday life that little bit easier, and this home has it in abundance.

Tucked away within a quiet cul-de-sac, just moments from the Queen Elizabeth Hospital and Springwood High School, this well-presented three-bedroom semi-detached home offers the perfect blend of comfort, convenience and potential. Whether you're taking your first step onto the property ladder, searching for a family home or adding to an investment portfolio, this is a property that ticks all the right boxes.

From the moment you arrive, you'll appreciate how easy this home is to live in. Off-road parking, a garage, gas central heating and a private rear garden all combine to create a home that's practical as well as welcoming.

The entrance porch offers a useful place to leave coats and shoes before leading through to a bright and spacious living room. Filled with natural light, it's a room that effortlessly adapts to the pace of the day. From cosy evenings on the sofa to catching up with friends over coffee or simply enjoying a quiet weekend at home, it's a space that's easy to make your own.

Beyond here, the kitchen and dining room become the natural hub of the home. Designed around modern family life, it's a space where everything happens, from quick breakfasts before work and homework around the table to relaxed weekend lunches and evenings spent entertaining. Practical, sociable and well connected, it flows naturally into the conservatory, which provides an additional reception space overlooking the garden and creates a seamless connection between indoors and out.

Upstairs, three well-proportioned bedrooms provide comfortable and flexible accommodation. Two generous doubles, one benefitting from fitted wardrobes, sit alongside a versatile single bedroom that's equally suited to a nursery, dressing room, guest room or home office as life evolves. The family bathroom completes the first floor.

Outside, the rear garden offers a wonderful blank canvas. A paved terrace provides the perfect spot for outdoor dining or a morning coffee, while the rest of the garden offers plenty of opportunity to create an outdoor space that reflects your own style. Whether your vision is colourful flower borders, a lawn for children and pets, or a low-maintenance retreat to enjoy in the warmer months, the potential is there to make it your own.

Combining generous accommodation, an excellent location and the freedom to personalise over time, this is a home that's ready for its next chapter, and ready to welcome you from day one.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Close to the Hospital
- Set within a Cul-de-sac
- Gas Central Heating
- Ideal First Home
- Kitchen/Dining Room
- Off-road Parking
- Conservatory
- Garage

Disclaimer

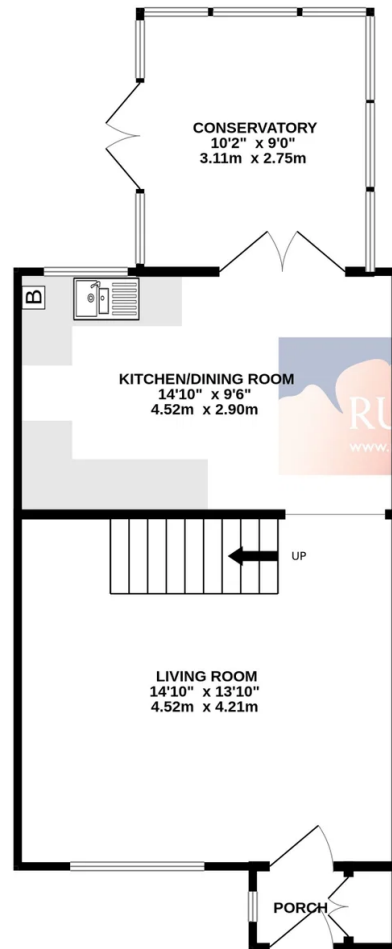
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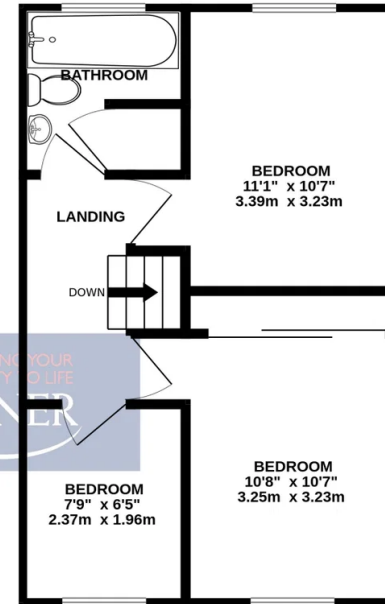
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GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

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.
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