



Ainderby Road, Throckley, Newcastle upon Tyne
£230,000 Offers in Region Of

MICHELLE ROPER
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Ainderby Road

Throckley, Newcastle upon Tyne, NE15

Proudly representing this beautifully presented 3 Bedroom Semi-Detached Property on Ainderby Road, in the ever popular location of Throckley, Newcastle upon Tyne.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen / Dining Room, to the ground floor. First floor offers Master Bedroom, Bedrooms 2 & 3 and Family Bathroom.

Externally, the property offers a low maintenance garden to the front with artificial grass, whilst the rear of the property enjoys a private enclosed space garden with lawn and patio area.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £230,000 Offers in Region Of



Accommodation

Entrance Hall

Through the front door of this beautifully presented 3 Bedroom Semi-Detached property, we enter into the Hallway.

Ahead to the left, a wooden open spindle, carpeted staircase leads to first floor accommodation. To the right a door leads to the Lounge and further left is the Kitchen / Dining room. The Hall features a single radiator and tiled floor underfoot.

Lounge 3.60m x 2.43 m

Situated to the front of the property is the spacious Lounge, accessed via the Hallway through an oak and glass door. The Lounge flows through to the dining area to the rear of the property with access via double oak and glass doors. The room features a double radiator and carpet underfoot.



Accommodation

Kitchen / Dining Room 3.91 m x 5.65 m

Situated to the rear of the property is the Kitchen / Dining Room, to the left of the room is the Kitchen featuring a range of sage shaker style wall and base units with chrome handles and Butchers block work surfaces over-top with complimentary tiled backsplash . The Kitchen features integrated appliances including electric oven and 5 ring gas hob with over- head extractor hood, dishwasher, space for Fridge Freezer and plumbed for automatic washing machine. A double glazed window looks to rear elevation, underneath which sits a white 1.5 bowl sink with single drainer and mixer tap. To the right is the beautiful Dining room enjoying views of the private rear garden. Double French Doors lead to the rear. The focal point of the room is the multifuel burning stove set within a chimney breast with recessed alcoves and wooden mantle. Double oak and glass doors provide access to the Lounge and the room features recessed spotlighting and wood flooring underfoot.

Externally

To the front of the property via gated access is a pleasant garden laid with artificial grass and decorative gravel, three steps lead to front entrance and to the left is a side access gate to the rear garden.

To the rear there is a private enclosed garden, a lawned area sits beyond a paved patio area, ideal for outdoor dining. The garden is accessible via French doors leading from Dining Area. A side gate provides access to the front.



Accommodation

First Floor Landing

First Floor landing leads to Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. A double glazed window looks to side elevation and the room features a storage cupboard and carpet underfoot.

Master Bedroom

3.69 m x 3.37 m

Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bedroom 2

3.88 m x 2.99 m

Bedroom 2 is a spacious double room with double glazed window to rear elevation underneath which sits a double radiator. The room features a built in storage cupboard and carpet underfoot.



Accommodation

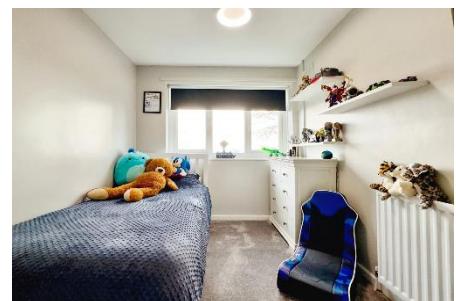
Bedroom 3

3.63 m x 2.27 m

Bedroom 3 is situated to the front of the property. A double glazed window looks to front elevation. The room features a single radiator and carpet underfoot.

Bathroom

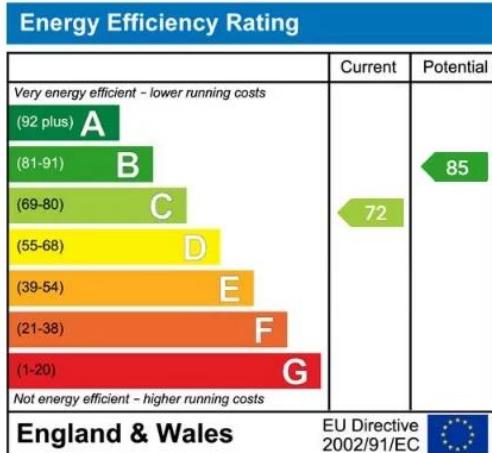
The Family Bathroom is situated to the rear of the property, fully tiled, the Bathroom consists of a white three piece suite comprising of panelled bath with and over -head power shower and glass screen, vanity hand basin with cupboard storage beneath and low level WC. Two opaque double glazed windows look to rear elevation and the room features recessed spotlighting to ceiling, a vertical anthracite heated towel radiator and complimentary tiled floor underfoot.



Floor Plan & EPC

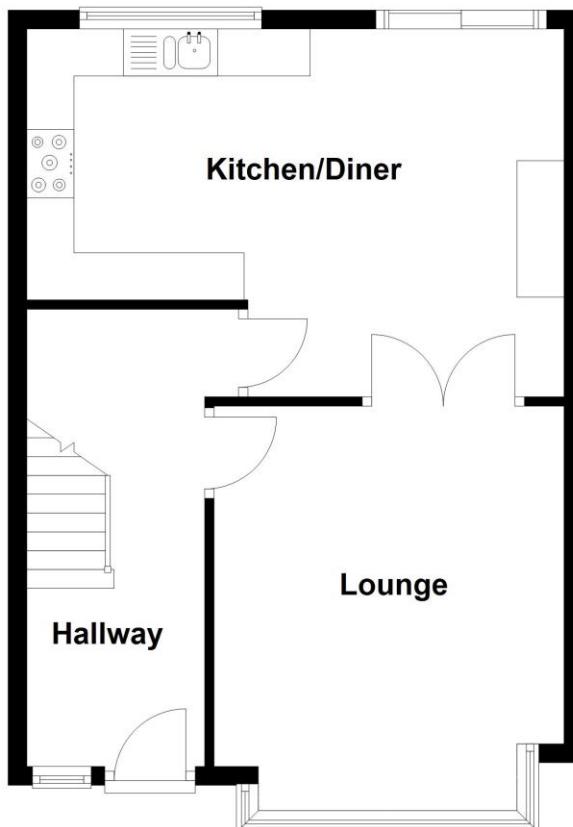
Approximate Gross Internal Area

Ground Floor	45.7 sq. metres /491.5 sq. feet
First Floor	43.8 sq. metres /471.3 sq. feet
Total	89.5 sq. metres /962.8 sq. feet



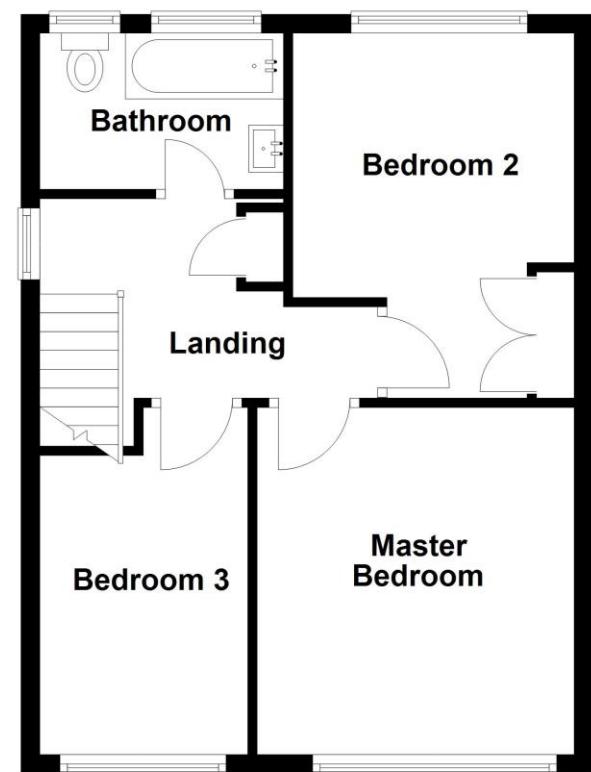
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 89.5 sq. metres (962.8 sq. feet)





Local Authority
Newcastle upon Tyne City Council

Council Tax
Band C

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

MICHELLE ROPER
exp uk

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.roper@exp.uk.com

W michelleroper.exp.uk.com

