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LARCH AVENUE, MEADOW HILL, NE15

Offers Over £220,000

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Well-presented three-bedroom home situated on Larch Avenue in Newcastle, offering modern and practical accommodation ideal for first-time buyers or families. The property benefits from a well-designed layout with open-plan living to the rear and useful storage throughout.

The ground floor comprises a neat entrance hallway leading into a comfortable front-facing lounge, with a small internal lobby providing access to a convenient downstairs WC and under-stair storage. To the rear, a spacious kitchen-diner spans the width of the property, creating a sociable open-plan space with French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Larch Avenue is located within a popular residential area of Newcastle, offering easy access to local amenities, schools and transport links into the city centre and surrounding areas, making it a convenient and well-connected location.

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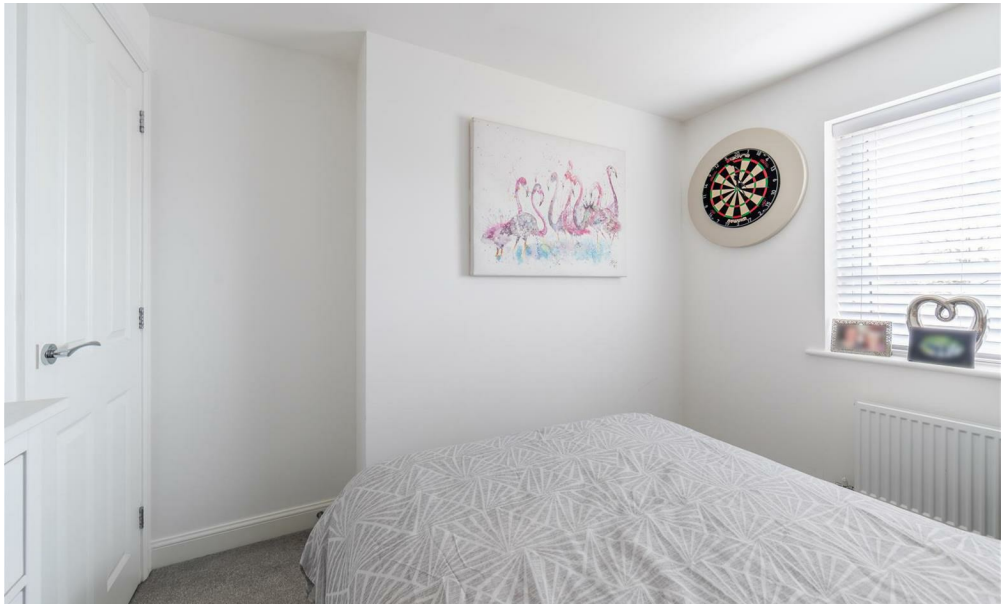




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The internal accommodation comprises: a neat hallway that leads directly into the lounge, a comfortable and well-proportioned space positioned at the front of the property. The lounge enjoys a front-aspect window, allowing plenty of natural light into the room. Between the lounge and the kitchen-diner is a small internal lobby, providing access to a convenient downstairs WC and an under-stair storage cupboard. The kitchen-diner spans the full width of the rear and creates a sociable open-plan environment, with French doors opening out onto the rear garden. This area enjoys plenty of natural light and works particularly well for modern family living and entertainment.

Stairs lead to the first floor, where the master bedroom is positioned at the front and includes a well-finished en-suite shower room. The owners have installed fitted wardrobes and reconfigured the over-stair void to create additional storage, making excellent use of space. There are two further bedrooms, both well presented, along with the main family bathroom.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B

