



3 Bedroom End Terraced

Magnolia Drive, Newcastle Upon Tyne

£225,000



• CHAIN FREE • £225,000 Freehold • Three Bedroom Terraced Home • Spacious Kitchen/Dining Room • Separate Lounge • Principal Bedroom with En-Suite • Family Bathroom & Ground Floor WC • Enclosed Rear Garden • Modern and bright • Well-Proportioned Accommodation



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Magnolia Drive, Newcastle Upon Tyne, NE5 3QG

Bird House Properties are delighted to bring to the market this modern three-bedroom terraced home on Magnolia Drive, offered for sale CHAIN FREE and with the added benefits of private off-road parking and a rear garden. The property has a particularly attractive and spacious layout, with bright, well-proportioned accommodation arranged over two floors.

Entering through the front door, a welcoming entrance hallway provides access to the principal ground-floor rooms and staircase to the first floor. The lounge is a comfortable and generously proportioned reception room with plenty of natural light and space for a range of living room furniture.

To the rear is the real heart of the home is a spacious kitchen/dining room providing an excellent sociable space for everyday family life and entertaining. The fitted kitchen offers a good range of wall and base units with contrasting work surfaces, integrated cooking facilities and space for appliances, while the generous dining area enjoys plenty of natural light and direct access to the garden.

A useful ground-floor WC completes the downstairs accommodation, with practical ceramic tiled flooring across the ground floor. Upstairs, the first-floor landing leads to three bedrooms and the family bathroom.

Bedroom One is a generous principal bedroom with plenty of space for bedroom furniture and the added luxury of its own en-suite shower room, fitted with a shower enclosure, WC and wash hand basin.

Bedroom Two is another particularly good-sized double bedroom, while

Bedroom Three provides a versatile additional bedroom which would also work well as a nursery, home office or dressing room.

The family bathroom is fitted with a modern white suite comprising bath, WC and wash hand basin.

The first floor is comfortably finished with carpeted flooring.

Externally, the property benefits from its own private off-road parking, together with an enclosed rear garden, creating useful outdoor space for relaxing, entertaining or family life.

With three bedrooms, two bathrooms plus a ground-floor WC, excellent living space and no onward chain, this is a very appealing modern home and early viewing is strongly recommended.

Location

Magnolia Drive is situated in the Blakelaw area of Newcastle upon Tyne, within easy reach of a good range of everyday amenities, schools and transport links. The property is well placed for access towards Newcastle city centre, with regular bus services available from nearby Blakelaw Road and Ponteland Road.

For families, there are several schools close by, including Thomas Walling Primary Academy and Hilton Primary Academy, while Kenton School and Sacred Heart Catholic High School are also within the wider area.

Everyday shopping is convenient, with local stores nearby and larger supermarkets including Aldi, Lidl, Iceland and Morrisons all within relatively easy reach. Blakelaw Park is also close by, providing useful open green space and recreational facilities.

The location should suit buyers wanting a modern residential setting while retaining straightforward access to the city, surrounding employment areas and the wider Newcastle road network.

Property Description

Ground Floor

Entrance hallway -

Lounge - 16' 0" x 10' 0" (4.88m x 3.05m)

Kitchen/diner - 16' 0" x 13' 1" (4.9m x 4m)

Ground floor wc -

Bathroom - 7' 4" x 6' 2" (2.25m x 1.9m)

First Floor

Bedroom one - 13' 8" x 12' 5" (4.2m x 3.8m)

En-suite -

Bedroom two - 11' 7" x 10' 5" (3.54m x 3.2m)

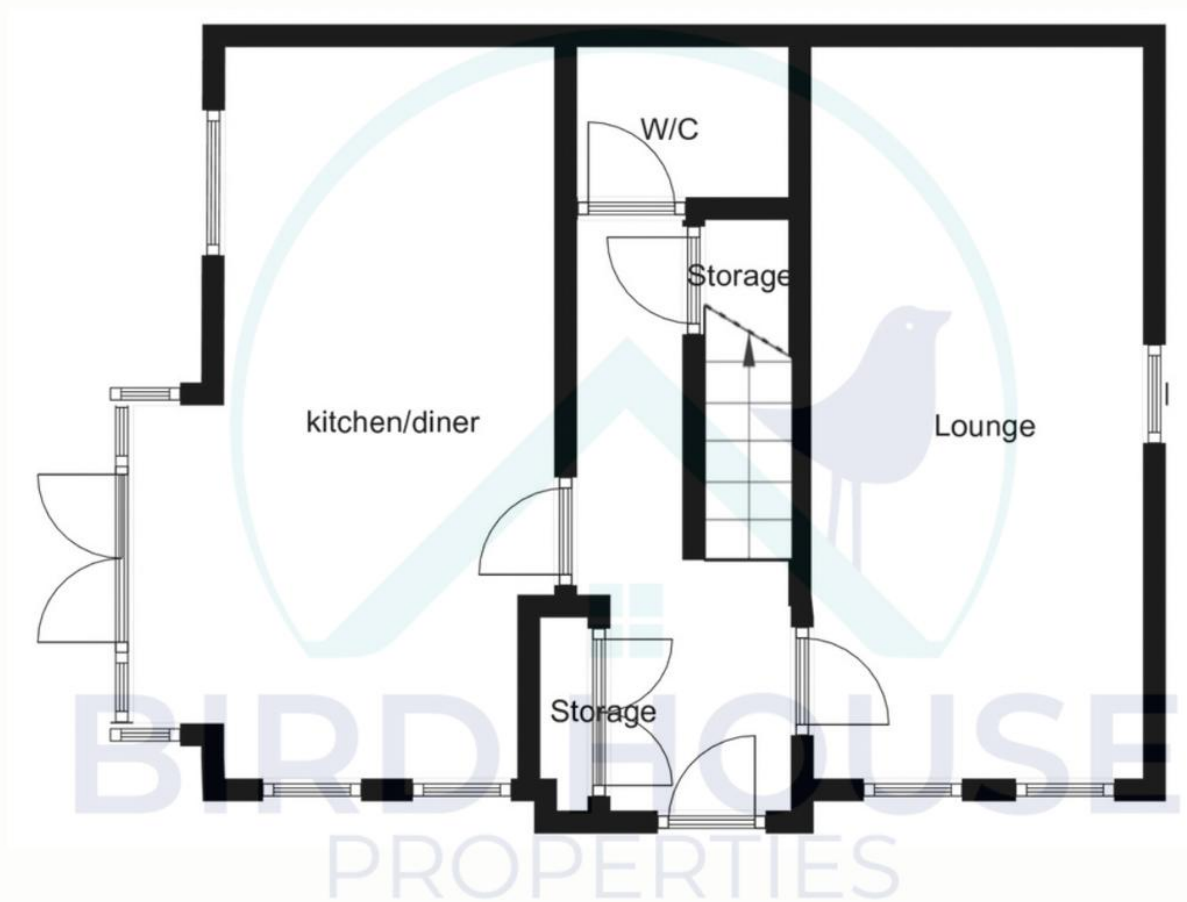
Bedroom three - 7' 2" x 7' 1" (2.2m x 2.16m)





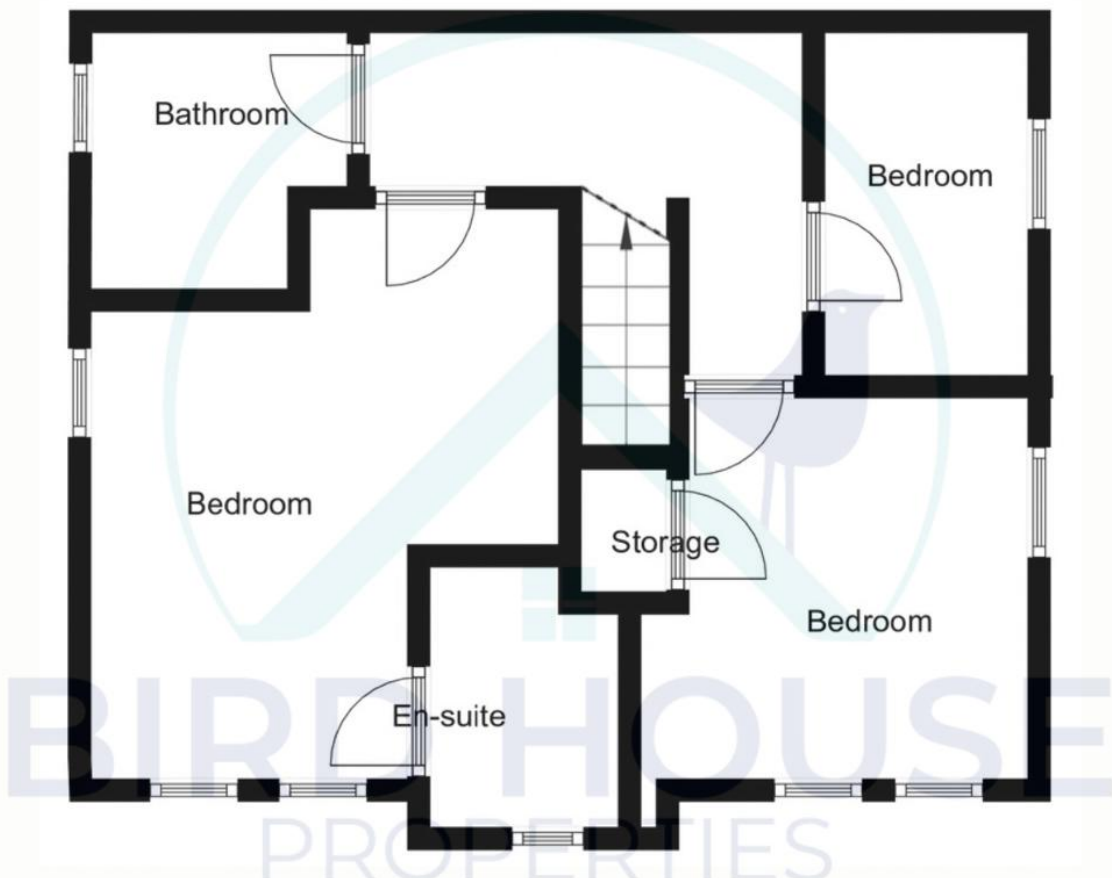


Magnolia Drive



Ground floor

Magnolia Drive



First floor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.