Prendwick Avenue | Great Park | NE13 9BE

£250,000

An immaculate four-bedroom mid-terraced house occupying a secluded position within Newcastle Great Park.

The property has recently undergone full redecoration and benefits from newly fitted carpets throughout. Offering in excess of 1,000 sq ft of accommodation, this well-presented home is arranged over three floors.

To the ground floor, there is a WC and a spacious kitchen/diner with French doors leading out to the rear garden. The first floor features a full-width sitting room with a Juliet balcony. There is also a double bedroom with a south-facing balcony, together with a family bathroom. To the second floor, there are three further bedrooms, including the principal bedroom, which benefits from an en-suite shower room and a walk-in wardrobe with fitted shelving, hanging space, and a double-glazed window. Externally, the property enjoys a private rear garden with a patio area and gated access. To the front, a paved driveway leads to an integral garage with an up-and-over door.

Additional features include gas-fired central heating and uPVC double glazing throughout. A range of local shops are nearby, along with frequent public transport links and convenient access to surrounding amenities.

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Immaculate four-bedroom mid-terraced house

Excess of 1,000 sq ft of accommodation

Secluded position

Spacious kitchen/diner

Full-width sitting room with a Juliet balcony

Private rear garden with a patio area

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, radiator.

W.C.
Double glazed window, wash hand basin, radiator.

DINING KITCHEN 15'10 x 10'10 into 9'5 (4.60 x 3.30-2.87m)
Fitted with a range of wall and basin units, single drainer sink unit, integrated washing machine and dishwasher, built in electric oven, built in gas hob, extractor hood, extractor fan, wall mounted central heating boiler, radiator.

FIRST FLOOR LANDING
Doors off to: sitting room, bedrooms 2, and bathroom. Staircase to 2nd floor with spindle banister.

SITTING ROOM 15'9 x 14'1 into 9'6 (4.80 x 4.29-2.90m)
Double glazed window, double glazed French door with Juliette balcony, two radiators.

BEDROOM TWO 13'1 x 8'10 (3.99 x 2.69m)
Double glazed French doors to balcony, radiator.

FAMILY BATHROOM
Three piece suite comprising a panelled bath with a shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window.

SECOND FLOOR LANDING
Doors off to: bedrooms 1,3 and 4. Airing cupboard housing hot water cylinder, access to roof space.

BEDROOM ONE 11'6 (plus recess) x 8'6 (3.51 x 2.59m)
Double glazed window, walk-in wardrobe with double glazed window, coving to ceiling.

EN SUITE SHOWER ROOM
Three piece suite comprising a step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan.

BEDROOM THREE 9'6 (plus doorway) x 8'10 (2.90 x 2.69m)
Double glazed window to rear, coving to ceiling, radiator.

BEDROOM FOUR 9'6 x 6'8 (2.90 x 2.03m)
Double glazed window to rear, coving to ceiling, radiator.

FRONT GARDEN
Paved driveway, planted borders.

REAR GARDEN
Laid mainly to lawn, fenced boundaries, gated access.

GARAGE
Integral, up and over door, light and power points.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

GS00016162.DJ.PC.06/08/26.V.1

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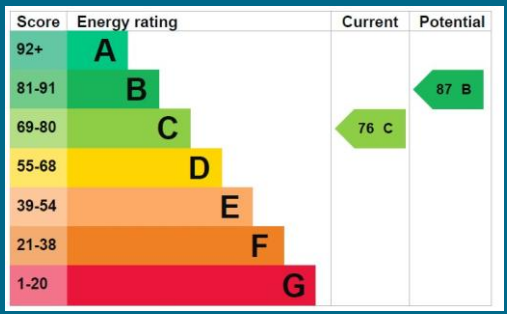

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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