



Derwent Water Drive, Stella Riverside, Tyne and Wear, NE21 4FL

*****CHAIN FREE***** Lovely modern townhouse on the popular Stella Riverside development. Within close proximity to Keelman's Way riverside walk, the property comprises of entrance porch, lounge, kitchen/diner and W/C to the ground floor. To the first floor there are two double bedrooms and a bathroom W/C. To the second floor there is a large double bedroom with built in storage cupboard. Externally, French doors give access to the enclosed low maintenance garden to the rear with allocated parking space. Early viewing essential to avoid disappointment! EPC Rating C.



*****CHAIN FREE*****

Garden & Parking

Townhouse

Viewing Essential!

Three Bedrooms

EPC Rating C

£175,000

Lounge 14' 8" x 11' 11" (4.46m x 3.63m)
Under stairs storage cupboard.

Kitchen/Diner 11' 11" x 9' 1" (3.62m x 2.78m)
Fitted with a range of wall and base units, integrated oven/hob. French doors to rear garden.

Ground floor W/C 4' 3" x 3' 6" (1.30m x 1.06m)
Wash basin, W/C.

Bedroom 2 12' 0" x 8' 10" (3.66m x 2.69m) max

Bedroom 3 11' 11" x 7' 10" (3.64m x 2.39m)

Family Bathroom 7' 6" x 5' 7" (2.29m x 1.70m)
Bath with shower over, wash basin, W/C.

Bedroom 1 19' 11" x 8' 6" (6.08m x 2.60m)
Top floor bedroom with built in storage.

Externally
Allocated parking space to front. Low maintenance garden to rear with patio and artificial lawn areas, storage shed. Easy access to fabulous riverside walks.

Additional information
Council tax band: C We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

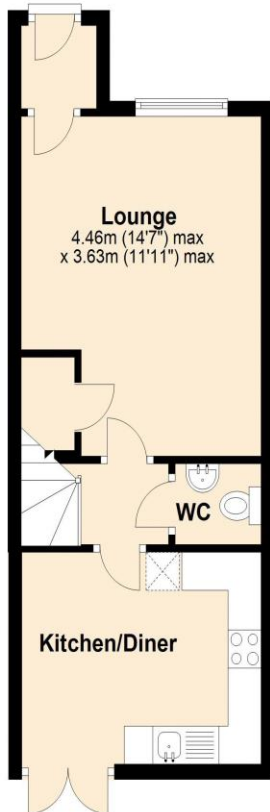
Note regarding photographs
Please be aware, these photographs were taken prior to the current tenant moving in in 2021.

EPC Graph (full EPC available on request)



Floorplan

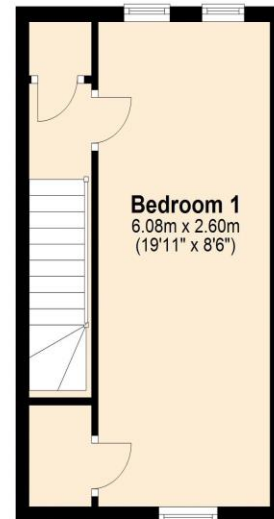
Ground Floor



First Floor



Second Floor



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