



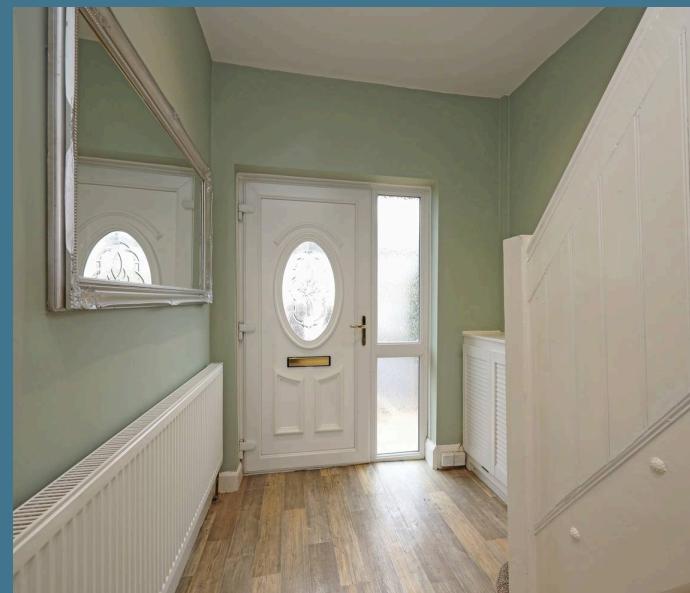
FOLLWELLS

8 Poplar Grove, Newcastle - ST5 1JW
£135,000

- Traditional Mid Town House
- Ideal First Time Buyer Or Rental Investment Purchase
- Convenient Town Position
- Two Reception Rooms
- Three Good Size Bedrooms
- Large First Floor Family Bathroom
- Cul-De-Sac Location
- Low Maintenance Enclosed Patio Garden
- No Upward Chain

A traditional three bedroom mid townhouse holding a convenient town position being within walking distance of the centre and various amenities, situated within a small cul-de-sac off Albert Street. The property is ideally suited for a first time buyer/young family or as an alternative rental investment opportunity. There is a spacious hallway entrance with two reception rooms and a fitted kitchen. The first floor provides even more generous proportion accommodation having the advantage of the additional space over the ground floor passageway and provides three generous size bedrooms and a spacious family bathroom fitted with a bath and separate shower.

Accommodation comprises: – Reception hallway with staircase having under storage. Bay front principal living room with wall mounted electric fire and door leading to a separate dining room with rear facing window. The kitchen is fitted with work surfaces, sink and base/wall units having integrated side-by-side fridge and freezer, gas hob and extractor. A side door gives external access to the through passageway which provides useful covered storage.





On the first floor there is a landing area giving access to three large bedrooms to include bay fronted main bedroom and an L-shaped third bedroom benefiting from additional space over the passageway. In addition there is a spacious family bathroom fitted with a four piece suite comprising central wall mounted bath, large tiled shower cubicle with mains thermostatic shower, vanity wash basin and WC. Within the bathroom is a cupboard housing the central heating boiler.

Externally there is a raised front low maintenance garden area with gravel/stone chippings having retaining front wall and pathway to front door. (The property currently does not have any off-road parking). An external door leads to the through passageway giving access to a low maintenance and enclosed paved rear patio garden.

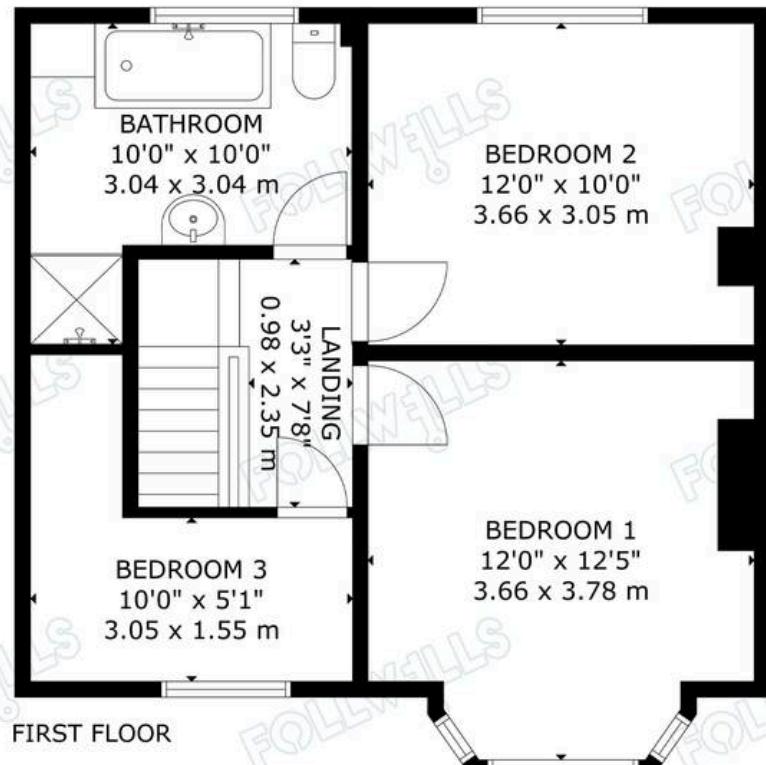
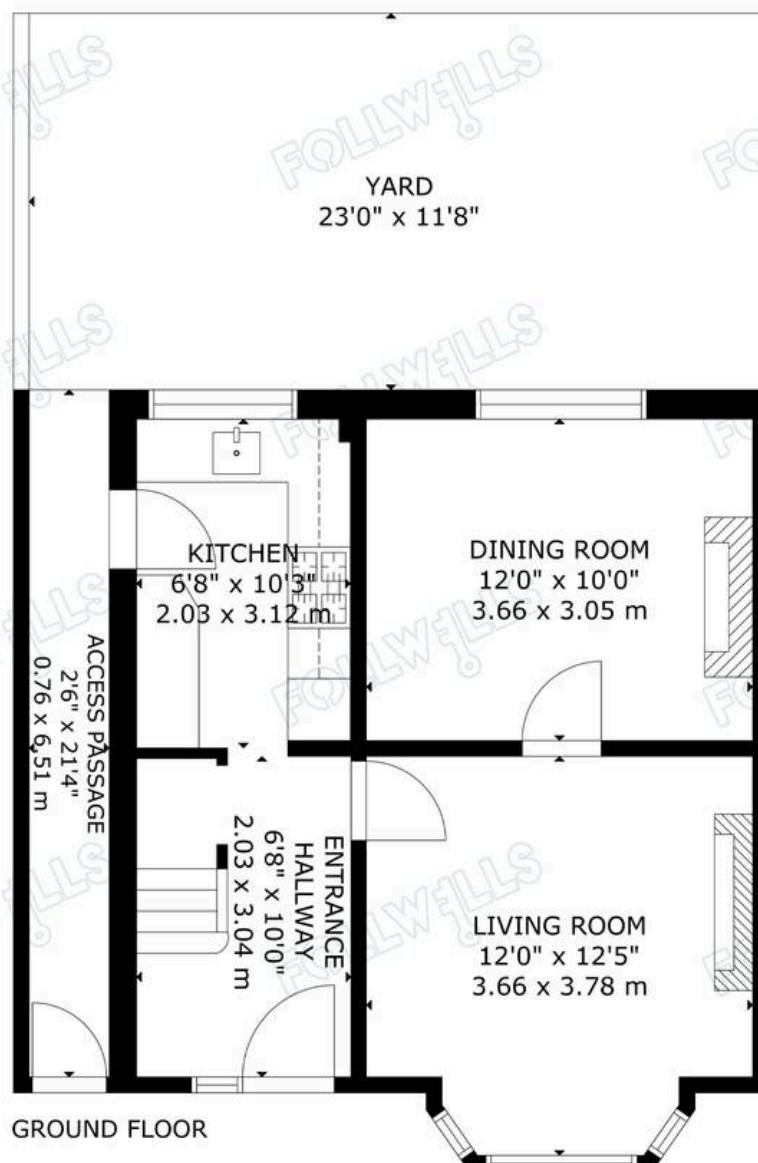
The property is currently vacant and will be sold with no further upward sales chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA

TOTAL: 84 m²/901 sq ft

GROUND FLOOR: 40 m²/425 sq ft, FIRST FLOOR: 44 m²/476 sq ft

EXCLUDED AREAS: YARD: 25 m²/269 sq ft, ACCESS PASSAGE: 5 m²/53 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

