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34
Elmwood Park
Gardens
Newcastle Upon
Tyne
NE13 9DP

34 Elmwood Park
Gardens
Newcastle Great Park
Newcastle Upon Tyne
NE13 9DP



5



3



2

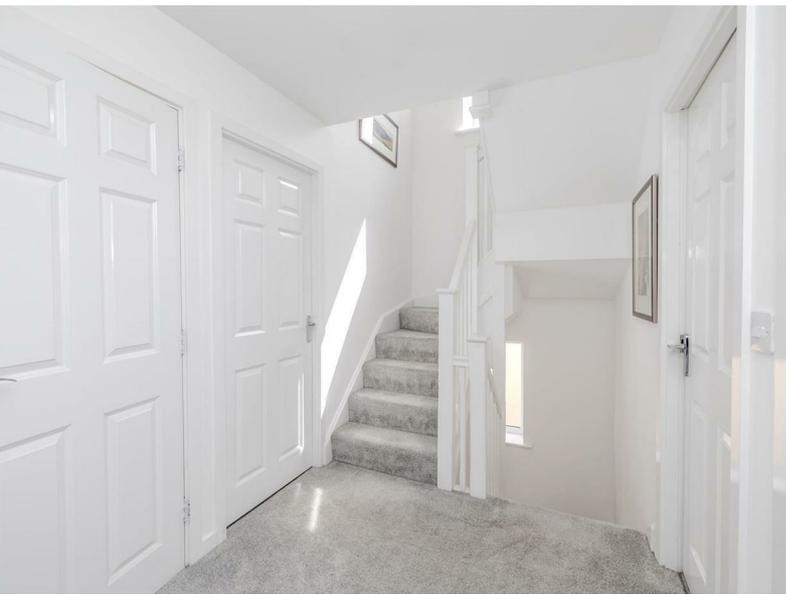


B



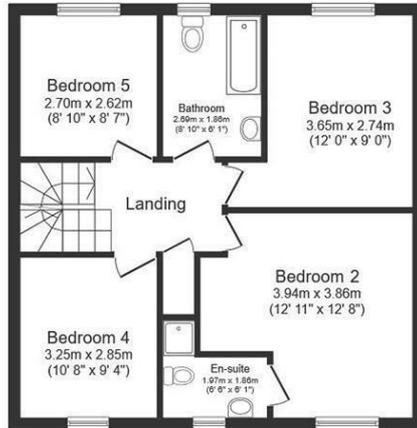
Guide Price
£420,000

Immaculately presented, spacious family home with 5 bedrooms over 3 floors, with no upper chain involved and situated at the end of a cul-de-sac. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with Porcelain tiled flooring and stairs to the first floor, Downstairs w/c with a low level w/c, wall mounted hand wash basin, Porcelain tiled flooring and an extractor fan. Lounge with a feature fireplace. Separate Dining Room / Office to the front aspect. Open Plan Dining Kitchen will wall and base units, Granite worktop surfaces, sunken stainless steel sink, integrated electric oven and gas hob with an extractor hood over, Combi boiler enclosed in a wall unit, plumbed for washing machine and dishwasher, Porcelain tiled flooring, spotlights to the ceiling, feature marble fireplace and French doors onto the rear garden. First

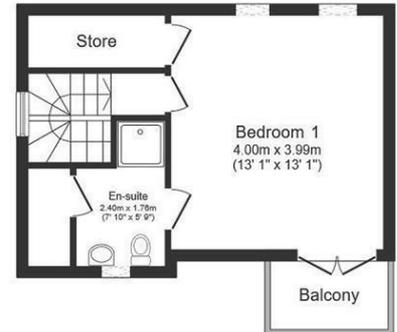




Ground Floor
Floor area 56.7 sq.m. (610 sq.ft.)



First Floor
Floor area 56.4 sq.m. (607 sq.ft.)



Second Floor
Floor area 30.5 sq.m. (329 sq.ft.)

Total floor area: 143.6 sq.m. (1,546 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B
Council Tax Band: F

DIRECTIONS

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