



STEPHENSON BROWNE

Curzon Street, Basford, Newcastle

ST5 0PD



£250,000

DESCRIPTION

Beautifully presented throughout, this charming three-bedroom semi-detached home combines spacious accommodation, landscaped gardens, and a warm, welcoming feel in the ever-popular area of Basford.

A pedestrian gate leads through the attractive front garden to a bright and spacious entrance hall with useful understairs storage. The modern fitted kitchen features integrated appliances and space for informal dining, while the adjoining garden room enjoys lovely views over the private rear garden.

To the front of the property is a light-filled dining room with a bay window, opening through double doors to the generous living room. A feature gas fireplace creates a cozy focal point, while French doors provide direct access to the patio and landscaped rear garden.

Upstairs are three well-proportioned bedrooms, all capable of accommodating a double bed. Bedroom Two is particularly spacious and benefits from built-in wardrobes and additional storage, while Bedroom Three is currently utilized as a home office overlooking the garden. A modern walk-in shower room and separate WC complete the first floor accommodation.

Outside, the private landscaped rear garden provides the perfect space for relaxing and entertaining, while a detached garage with power and rear access adds further practicality.

Offering generous room sizes, attractive gardens, and a wonderful homely atmosphere, this superb family home is one not to be missed. Early viewing is highly recommended.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

6'6" x 10'1"

Kitchen

13'8" x 8'4"

Conservatory

9'8" x 10'6"

Dining Room

10'10" x 13'1"

Living Room

10'10" x 14'9"

Detached Rear Garage

16'1" x 8'7"

First Floor

Bedroom One

11'5" x 10'10"

Bedroom Two

13'10" x 10'11"

Bedroom Three

8'5" x 8'3"

Shower Room

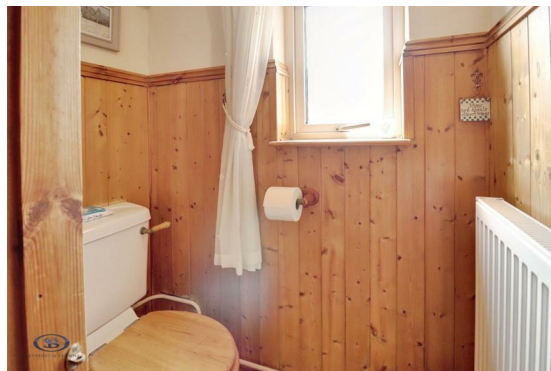
5'2" x 5'7"

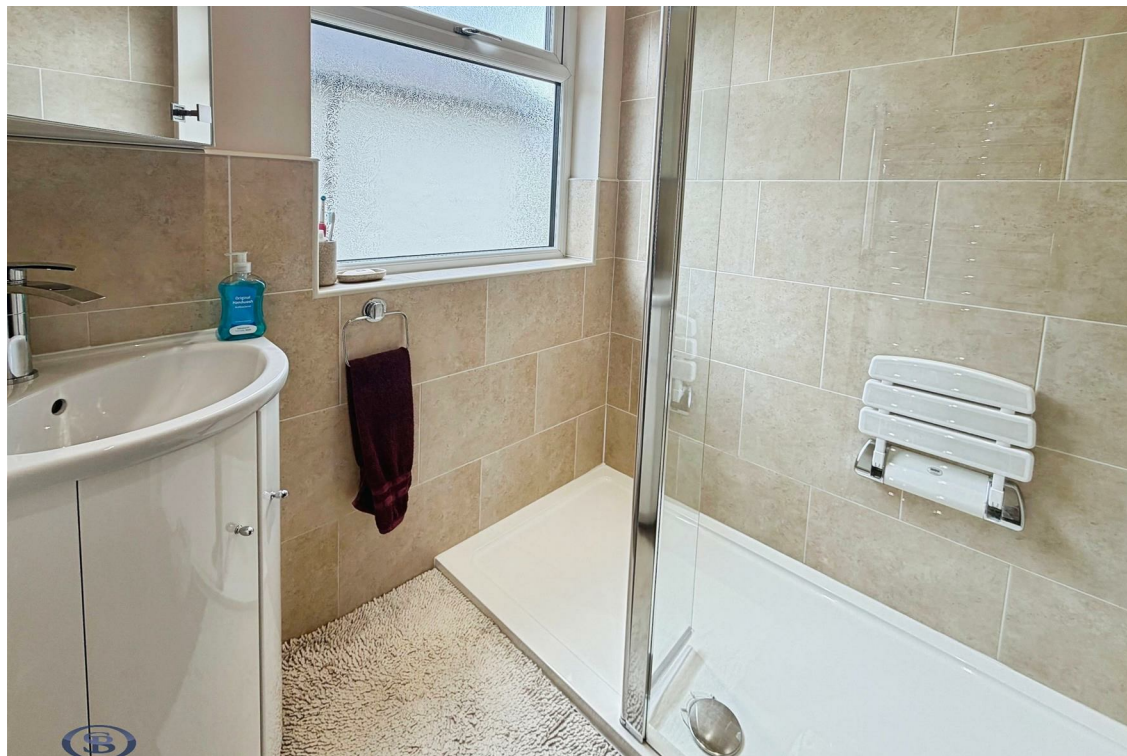
W.C.

4'7" x 2'4"

Stephenson Browne AML Disclosure

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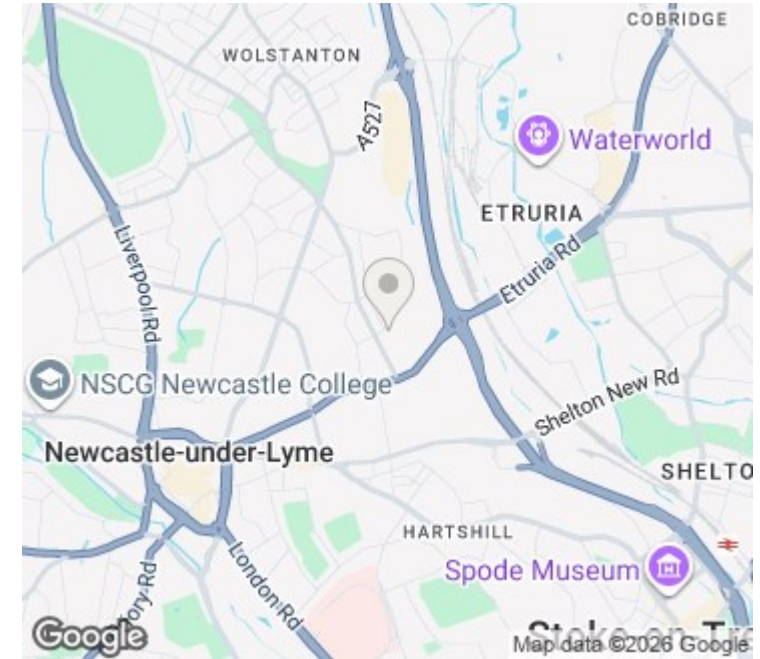


Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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