



## 3 Bedroom Terraced

Lynemouth Way, Newcastle Great Park, Newcastle Upon Tyne

**£1,100** per month



- 3 Double bedrooms
- Energy rating C
- Townhouse
- Allocated parking
- Fitted kitchen
- Enclosed rear garden
- Pets are welcome
- Close to the park
- Town centre nearby
- Choice of schools



### **3 Bedroom Terraced**

Lynemouth Way, Newcastle Great Park, Newcastle Upon Tyne, NE13 9GA

**£1,100** per month

Entrance hallway leads to lounge/diner, wc and breakfasting kitchen. First floor has two double bedrooms and the family bathroom. The second floor has the primary bedroom.

The property is fully upvc glazed throughout, heated by gas with light fitting and radiators in all rooms.

The rear garden is enclosed with mainly patio and lawn. The front of the property has allocated parking.

## Location

### Why We Love Newcastle Great Park

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity.

Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh, a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

Great Park Academy is under construction and set to open in 2025, while Havannah First School, located near the Sage roundabout, has recently opened. This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery.

## Property Description

### Ground Floor



**Entrance hallway -**

**Lounge/diner - 14' 11" x 11' 10" (4.57m x 3.61m)** Hard flooring.

**WC -** Dual flush wc and pedestal basin with mixer tap. Hard flooring and tiled splashback.

**Kitchen/diner - 11' 10" x 8' 11" (3.61m x 2.72m)** Fitted kitchen in high shine white units including wall, drawer and base units with inset stainless-steel sink and mixer tap and contrasting worktops. Electric oven with gas hobs and extractor over and glass splashbacks. Integrated dishwasher, washing machine and free-standing fridge freezer. Hard flooring and spot lights. French doors leading out to rear garden.

## **First Floor**

**Bedroom two - 12' 0" x 11' 10" (3.66m x 3.61m)** Carpeted.

**Bedroom three - 11' 10" x 7' 8" (3.61m x 2.36m)** Carpeted.

**Bathroom - 7' 6" x 5' 6" (2.29m x 1.7m)** 3-piece bathroom suite including panelled bath with glass screen and mains led shower over. Pedestal basin with mixer tap and dual flush wc. Partially tiled walls and hard flooring.

## **Second Floor**

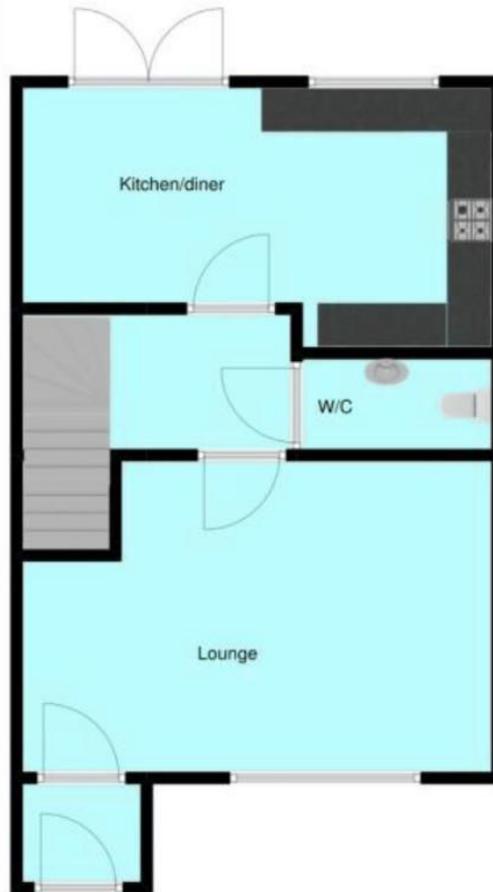
**Primary bedroom - 19' 3" x 8' 5" (5.89m x 2.59m)** Occupying the entire top floor with Velux windows to front and rear. Large cupboard. Carpeted. Television point.

# Floorplan(s)



## Lynemouth Way

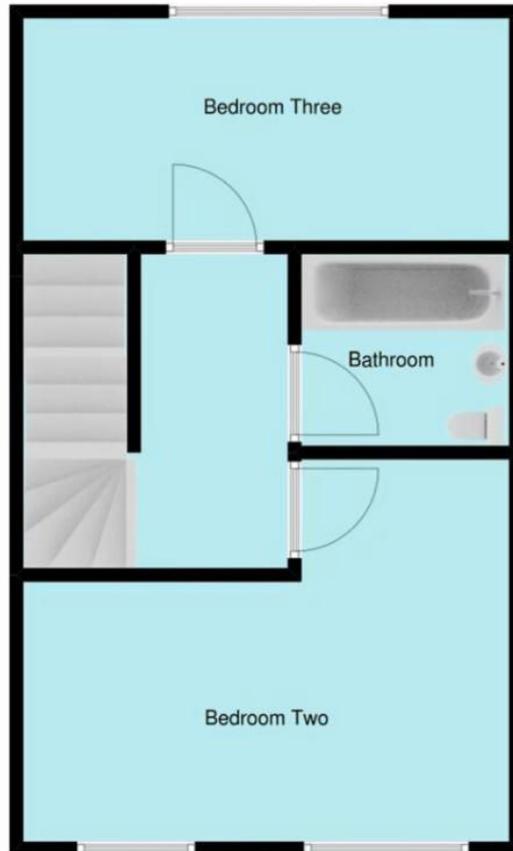
Ground Floor



Ground Floor

# Lynemouth Way

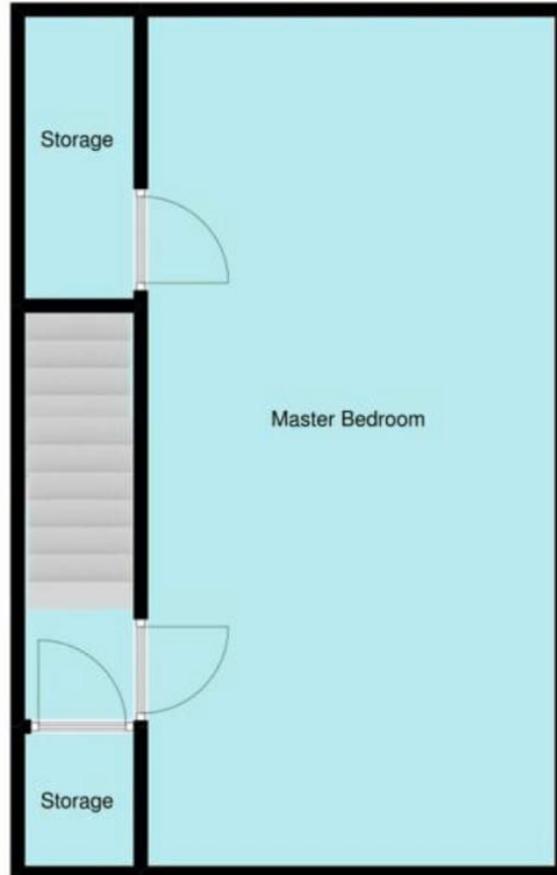
First Floor



First Floor

# Lynemouth Way

Top Floor



## Second Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>90 B</b>
69-80	<b>C</b>	<b>78 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.