



3



2



1

- 3 Bedroom Semi Detached House
- Driveway and Garage
- Gas Central Heating
- EPC B

- En-Suite to Bedroom 1
- Popular Modern Development
- Sealed Unit Double Glazed Windows

- Downstairs W/C
- Cul-de-Sac Location
- Council Tax Band C

3 bedroom semi detached house situated within a cul-de-sac location and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, Downstairs W/C with a low level w/c, pedestal hand wash basin and part tiled walls. Lounge with spotlights to the ceiling, laminate flooring and stairs to the first floor. Breakfasting Kitchen with wall and base units, worktop surfaces, stainless steel sink and drainer unit, integrated appliances to include an electric oven and gas hob with an extractor hood over, fridge freezer, washing machine and dishwasher, spotlights to the ceiling, laminate flooring and French doors to the rear garden. First floor landing with a loft hatch. Bathroom which has a bath, pedestal hand wash basin, low level w/c, part tiled walls, spotlights to the ceiling, extractor fan. Bedroom 1 has fitted wardrobes and a storage cupboard, En-Suite with a double shower cubicle with a mains shower over, low level w/c, pedestal hand wash basin, part tiled walls, spotlights to the ceiling and an extractor fan. Bedroom 2 is to the front aspect and has fitted wardrobes. Bedroom 3 is also to the front aspect.

Externally to the front there is a lawn and paved patio with a gate leading to the side to the rear garden which has a lawn, paved and decking areas, there is also a gate leading to the driveway and garage to the rear.

A new development and is well placed for access to the to the Airport and main road and transport links, into the city and to the surrounding areas.





Energy Performance: Current B Potential A

Council Tax Band: C

Distance to Milecastle Primary School 0.6 miles

Distance to Kenton Bank Foot Metro 1.3 miles

Distance to City Centre 5.4 miles

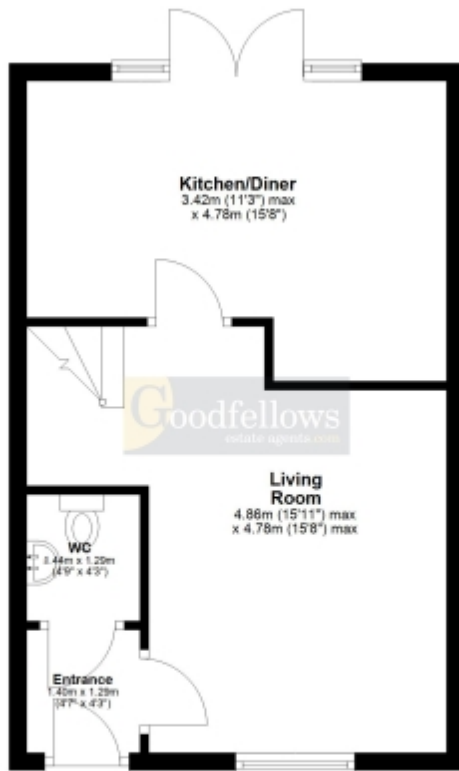
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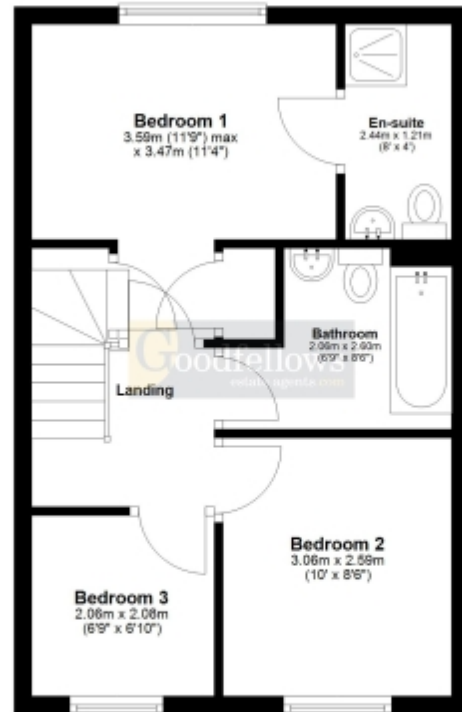
Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.