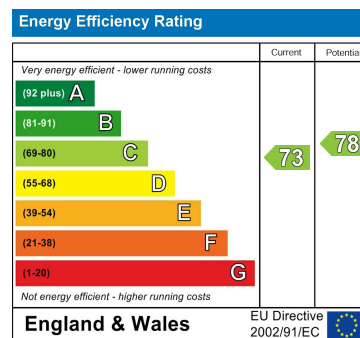




Dobson Crescent, Newcastle Upon Tyne



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £300,000

Description

BRIGHT AND SPACIOUS FOUR BEDROOM END TERRACED TOWNHOUSE, IDEALLY SITUATED A STONE'S THROW FROM THE BANKS OF THE RIVER TYNE

Brannen & Partners welcome to the market this bright and spacious four bedroom family home, perfectly positioned in walking distance of the riverside. Boasting ample accommodation throughout, the home benefits from four good sized bedrooms, a reconfigured contemporary kitchen/living area, generous reception space and modern family bathroom, complete with private garden to the rear and driveway parking to the front.

Briefly comprising: Beyond the front door, the considerable open plan kitchen/living area welcomes you into the home. Reconfigured by the current owner, the ground floor incorporates an island layout to the kitchen, complete with snug area tucked to the front of the home, in addition to stairs to the first floor and access to the WC, integral storage cupboard and rear garden.

Contemporary in design, the kitchen presents a variety of navy wall, base and drawer units, framed with Silestone worktops. Integral appliances include: double eye level oven, gas hob, extractor hood, dishwasher, wine fridge, as well as designated space for a washing machine and American style fridge freezer. Whilst to the living area, a feature fireplace housing an electric fire creates a cosy focal point.

Upon the first floor, the main living area unfolds to the top of the stairs. A versatile space of two halves, an architecturally designed media wall sits to the centre, incorporating a rotating TV station to enable viewing to each side of the space. Wood effect flooring fitted with under floor heating connects to two areas, whilst a wall mounted electric fire provides further heating for the space. From here the fourth bedroom, which is double in size, can be accessed to the rear, whilst stairs lead up to the second floor.

To the second floor, sits the further three bedrooms and family bathroom, in addition to an integral storage cupboard. Two of the three bedrooms are doubles, including the primary bedroom to the front of the home. Finalising this ideal home, the family bathroom presents a modern design of stone tiling, incorporating an integral bath with shower overhead, pedestal wash basin, WC and heated towel rail.

Externally, the property benefits from a private low maintenance rear garden. Secured with a fenced and walled boundary, the space featured artificial lawn and is ideal for outdoor entertaining. Whilst to the front of the home, a gravelled area sits aside a single driveway for off road parking.

Positioned a stone's throw from the banks of the River Tyne, St Peter's Basin is perfectly situated for easy access to local amenities and facilities, in particular those within the Ouseburn, Newcastle Quayside and Newcastle City Centre, which are only a short walk away.

Kitchen/Living Area

26'9" x 12'7"

WC

6'3" x 3'1"

Living Room

17'6" x 15'6"

Bedroom Four

8'11" x 15'4"

Second Floor Landing

9'0" x 3'6"

Bedroom One

13'8" x 8'5"

Bedroom Two

12'10" x 8'5"

Bedroom Three

8'3" x 6'9"

Bathroom

6'0" x 6'8"

Front & Rear Gardens

Tenure

Freehold

