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Earlsmeadow, Earsdon View





Approximate total area(1)

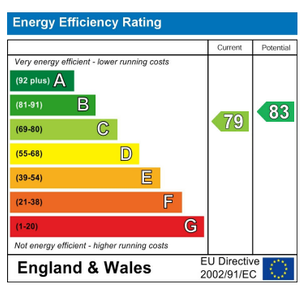
1173 ft²

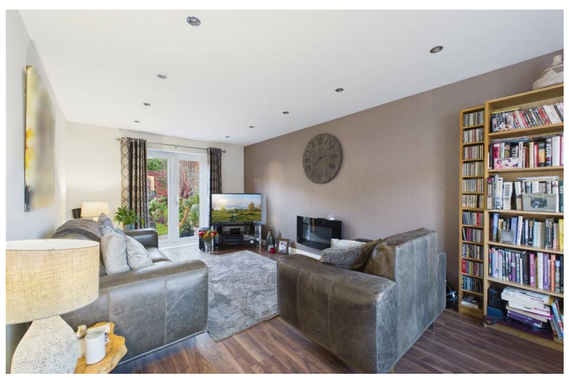
109 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Price Guide £350,000

Description

WELL-PRESENTED FOUR BEDROOM DOUBLE-FRONTED DETACHED HOME SITUATED WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT IN EARSDON VIEW

We welcome to the market this four bedroom, two bathroom, detached home in Earsdon View Shiremoor. Benefitting from good sized accommodation, two reception rooms, modern kitchen/breakfast, well maintained private garden, garage and driveway parking.

Briefly comprising: Entrance to a welcoming hallway, situated centrally within the property accessing all rooms. To the right is a well proportioned living room, boasting a dual aspect with French doors opening out to the rear garden. Sitting adjacent to the living room is the dining room, accessed via double doors and overlooking the front of the property.
The modern and well equipped kitchen/breakfast room has a good range of fitted wall and base units including a peninsular providing seating. Integrated appliances include a five ring gas hob, double oven, extractor fan, dishwasher and plumbing for a washing machine. Double doors open out to the rear garden and a convenient separate W.C. is accessed from the kitchen.

To the first floor are four bedrooms, en-suite and family bathroom. Two of the double bedrooms both benefit from fitted sliding wardrobes providing ample storage, one of these bedrooms also boasts a modern en-suite shower room. The family bathroom comprises a bath, shower over, hand basin and W.C. within a vanity unit and a heated towel rail.

Externally to the rear is a well maintained private garden, laid to lawn with mature planting and a paved patio offering a pleasant seating area. To the front is a lawn and driveway parking accessing the garage.

Earsdon View is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle City centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Entrance Hallway

Living Room
20'10" x 10'11"

Dining Room
11'11" x 10'1"

Kitchen/Breakfast
14'9" x 10'1"

W.C.

Bedroom One
10'10" x 8'9"

En-suite
5'11" x 5'8"

Bedroom Two
11'9" x 9'4"

Bedroom Three
11'3" x 7'8"

Bedroom Four
9'3" x 7'10"

Bathroom
6'5" x 5'6"

Externally
Externally to the rear is a well maintained private garden, laid to lawn with mature planting and a paved patio offering a pleasant seating area. To the front is a lawn and driveway parking accessing the garage.

Tenure
Freehold











