



TOWNFIELD GDNS , NEWBURN , NEWCASTLE UPON TYNE NE15 8PY

OIRO £150,000



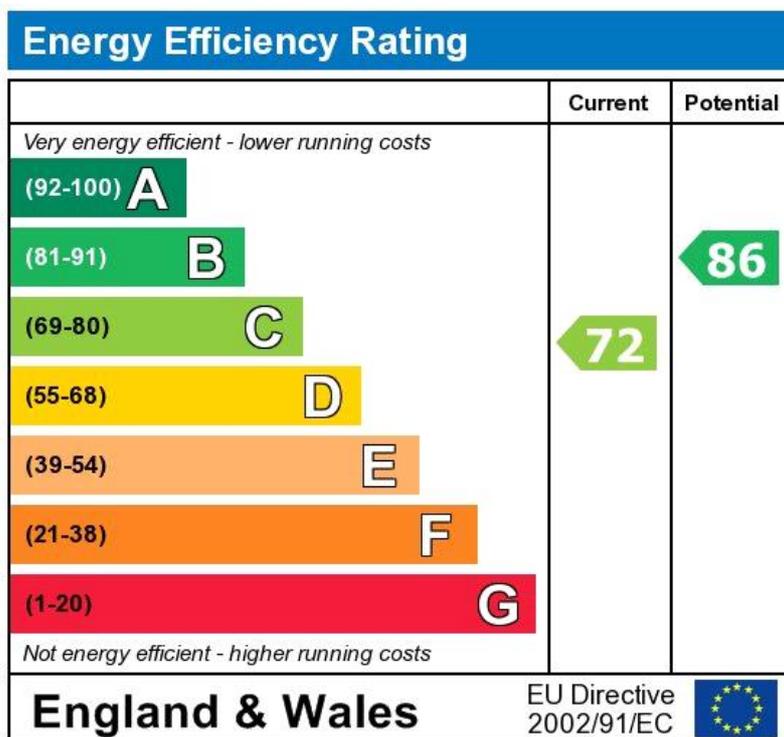
**3 BEDROOM SEMI-DETACHED PROPERTY IN THE
EVER DESIRABLE AREA OF NEWBURN**

PROPERTY REFERENCE CODE: RS0257

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Wilson Defraime are delighted to bring to the market this immaculately presented 3 bedroom semi-detached property in the ever desirable area of Newburn. Property benefiting from off-street parking as well as a garage, generously proportioned rooms and garden with views across the open fields.

- CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- EXTREMELY DESIRABLE LOCATION
- GARAGE
- GROUND FLOOR WC
- LARGE GARDEN
- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Nestled within a quiet area just off the main route through Newburn, Throckley and onto the A69 with easy access on A1 North & South and M6 to the west. Property is a brick-built construction with stone features to front, traditional 3 bedroom semi-detached with attached garage, double length drive way, garden laid mainly to lawn to front elevation, steps leading to doorway accessed via UPVC double glazed door into entrance hallway.

Entrance Hallway (6.09m x 1.78m narrowing to 0.87m)

Oak effect laminate to floors, modern décor to walls, UPVC double glazed window with opaque glass to side elevation, fixed panel window, 2x single radiators, 1 with thermostatic valve, staircase leading to first floor, landing and all first- floor accommodation, doors leading to lounge, diner, kitchen and ground floor WC.

Ground floor WC (2.05m narrowing to 1.20m x 0.81m)

Oak effect laminate flows through from hallway with seamless joins, single panel radiator with thermostatic valve, circular feature opaque glass window to front elevation, low level WC and sink with pedestal in modern white ceramic with chrome mixer to sink unit, small section of hygienic sparkle cladding to area and concealed light fitting.

Doorway into lounge.

Lounge/diner can be separated via double doors however through size measuring 7.35m x 3.262m.

Once again oak effect laminate throughout with seamless joins, flows through from hallway with Louis style

feature plaster fireplace, marble back and hearth, freestanding chrome and electric fire, 2x double radiator to lounge area and single radiator to dining area all with thermostatic valves, modern décor to walls, UPVC double glazed window to front and rear elevation giving dual aspect, 2x 3-arm light fittings in chrome with glass shades to both lounge and dining area.

Door leads to kitchen from hallway but also from dining room.

Kitchen (3.70m x 2.944m)

Located across the rear of the property, modern range of cream matt finish wall and base units with stainless steel elongated handles, 4-ring stainless steel gas hob with electric inset stainless steel oven, stainless steel extractor above, spotlight track to ceiling, UPVC double glazed window overlooking rear elevation, single panel radiator, door to extensive under stair storage with again oak laminate floors throughout, modern décor to walls under stairs with new style electric consumer unit installed in 2015, space for hanging and a range of storage solutions, UPVC double glazed door with leaded and opaque panelled glass leading to side elevation which also accesses garage from rear of the property via UPVC double glazed door with opaque leaded glass panel and step down into rear garden with views across the open fields.

Garage (5.92m x 2.73m)

Excessively large ceiling to garage, floor to ceiling height measuring just short of 3 meters, fluorescent strip light power points, electric and gas meter, secondary fuse board, combination boiler, Space for washing machine, timber roof with felt top layer and brick construction.

Staircase leading to first-floor landing with traditional timber staircase painted in white, carpet to floors and modern décor to walls.

First-floor landing to above stairwell (3.53m x 1.86m)

Large UPVC fire escape style double glazed window overlooking side elevation, pendant light fitting to ceiling, hardwired smoke detector, doors to all first-floor accommodation, doors to storage cupboard formally boiler housing shelved for additional storage, door to master bedroom.

Master bedroom (2.89m x 3.38m)

Carpet to floors, modern decor to walls, large UPVC double glazed window to front elevation, single panel radiator with thermostatic valve, pendant light fitting to ceiling, door to walk in style wardrobe with hanging rails.

Bedroom 2 (3.429m x 2.65m)

Located to the rear of the rear of the property with stunning views across the open fields and rear garden, UPVC double glazed window, single panel radiator with thermostatic valve, carpets to floor, modern décor to walls, loft hatch to access attic and double doors to access walk-in style wardrobe with hanging rail.

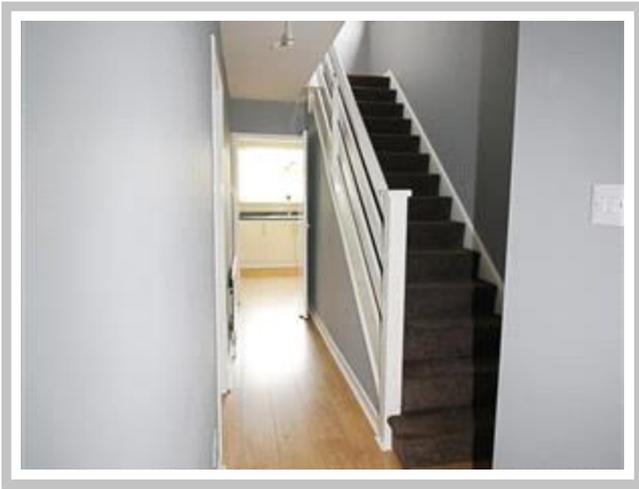
Bedroom 3 (2.77m x 2.22m)

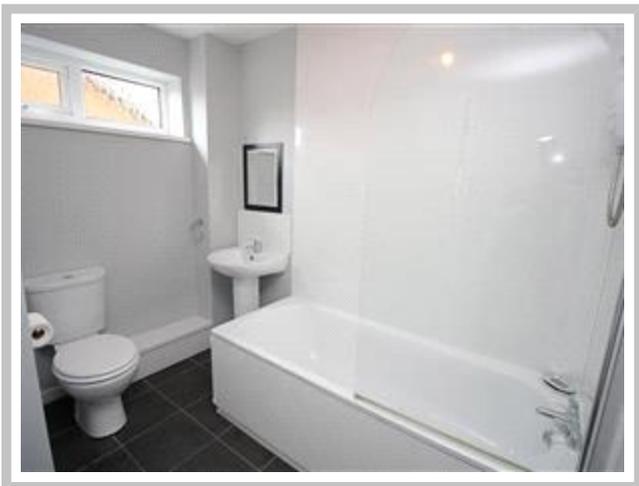
Very generously proportioned room, UPVC double glazed window overlooking rear elevation and open fields, single panel radiator with thermostatic valve, carpets to floors, modern décor to walls and pendant light fitting to ceiling.

Family bathroom (2.3m 1.8m)

3-piece white suite with cladding to bath and shower area, electric shower with glass shower screen, UPVC window with opaque glass to side elevation, heated chrome towel rail, concealed light fitting, sink with pedestal, low level WC, tiles floor, modern decor to walls.

Property has generous proportions, located in a very desirable located and is available with no onward chain.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.