



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 £290,000

Description

IMMACULATED PRESENTED MODERN THREE BEDROOM DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN HOLYSTONE

Brannen and Partners welcome to the market this beautifully presented three bedroom detached property which occupies a good sized plot with gardens to the front and rear. Boasting stylish interiors, two reception rooms, two bathrooms, garage and driveway parking.

Briefly comprising: Entrance to an inviting hallway leading to all ground floor rooms. Overlooking the rear garden is a stylish living room, boasting plenty of natural light due to the southerly aspect and glazed double doors opening out to a patio area. A second reception room offers a good amount of space, this is being utilised as a dining room. The well equipped modern kitchen has a good range of fitted wall and base units which includes an integrated gas hob, electric oven, extractor fan, dishwasher, fridge/freezer and washing machine. Accessed from the hallway is a spacious cloaks room providing storage with a W.C. and hand basin.

To the first floor are three good sized bedrooms, one of which benefits from a Juliette balcony and an en-suite shower room. The family bathroom comprises a bath, hand basin and W.C.

Externally to the rear is a south facing garden laid mainly to lawn with a patio area and side access to the front. This property also benefits from a double driveway, garage and sizeable lawn to the side.

The property is located in this highly desirable area, within walking distance to the Rising Sun Country Park offering plenty of options for dog walking and country walks. Close to transport links, Metro stations at Palmersville and Northumberland park, also local amenities at Silverlink retail park, Cobalt Business park, a nearby supermarket and easy motorway access. The development offers easy access to the city centre of Newcastle as well as the beautiful North East coastline and good schooling is close-by.

Hallway

Living Room
14'1" x 10'5"

Kitchen
9'7" x 9'6"

Dining Room
10'1" x 8'7"

W.C.

Bedroom One
13'6" x 8'9"

En-suite
6'8" x 2'10"

Bedroom Two
11'8" x 9'8"

Bedroom Three
9'9" x 8'8"

Bathroom
6'8" x 6'3"

Externally

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Tenure

Freehold

