

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Magnolia Drive

Newcastle Upon Tyne, NE5 3QG

£1,295 Per Calendar Month



Hunters are pleased to offer this well-presented and elegant detached house to let on unfurnished basis, enjoying easy access to local amenities, retail park just on its doorstep, and the city centre, A1 and the Newcastle airport only a short ride away. This home offers a delightful living room with base window to the front elevation.

To the downstairs, the property benefits upgraded full width kitchen and diner, boasting slimline slate worktops, matt finish wall units to the ceiling, ceramic floor tiles along with utility room, downstairs toilet, the dining area leads to full sized windows and patio door and the enclosed garden/yard to the rear.

To the upstairs, there are ensuite master bedroom with dressing area, second double bedroom with built in wardrobe and a single bedroom/study room with double glazed window to rear elevation of the house, a modernised family bathroom,

Externally, the exceptional home also features a front garage and driveway parking. The kitchen in this nearly new property was upgraded to higher specification.



Cloakroom 4'10" x 518'4" (1.47 x 158)  
 WC, wash hand basin, double glazed window to rear elevation, radiator, coving to ceiling.

Master Bedroom 10'1" x 12'0" (3.08 x 3.65)  
 Double glazed window to front elevation, built in wardrobes, radiator, coving to ceiling. En-suite.

Bedroom Two 9'1" x 12'2" (2.77 x 3.7)  
 Double glazed window to front elevation, radiator, coving to ceiling.

Bedroom Three 5'11" x 10'10" (1.8 x 3.29)  
 Double glazed window to rear elevation, radiator, coving to ceiling.

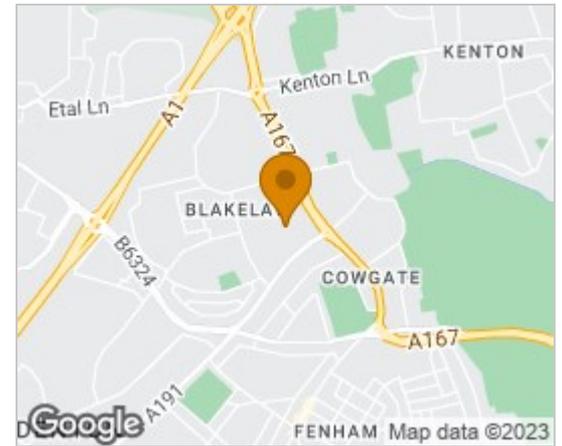
Bathroom  
 Panel bath, pedestal wash basin, WC, part tiled walls, radiator, coving to ceiling, double glazed window to rear elevation.

Kitchen 8'8" x 16'11" (2.65 x 5.15)  
 Fully fitted kitchen, dining area

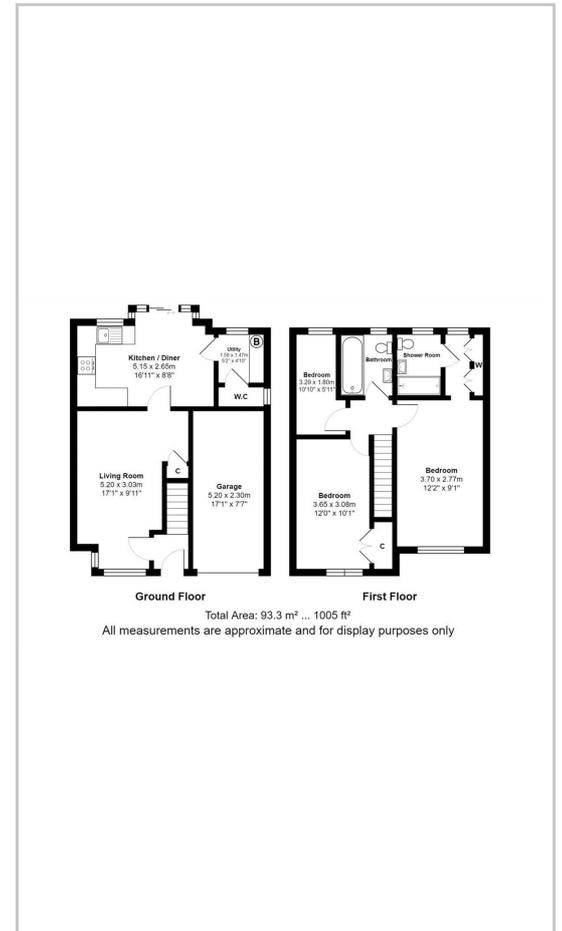
Garage 7'7" x 17'1" (2.3 x 5.2)  
 Garage

Lounge 9'11" x 17'1" (3.03 x 5.2)  
 Lounge, base window to front elevation.

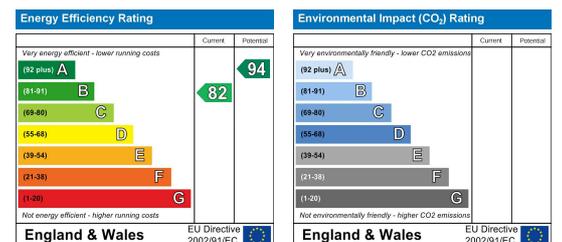
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.