

FOR SALE



The Greenway, May Bank, Newcastle

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £275,000



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- Open-plan reception room
- Delightful garden
- Light-filled kitchen
- Single garage
- Proximity to public transport



OVERVIEW Welcome to this charming semi-detached house that is currently on the market for sale. Situated in a sought-after location, this property is in good condition and promises an ideal setting for families.

The house boasts three cosy bedrooms, two of which are doubles and one single, perfect for a growing family. The heart of this home is the open-plan reception room, blessed with wood floors and a delightful view of the garden, where you can entertain guests.

The kitchen, bathed in natural light, comes with a built-in pantry. It offers plenty of storage and is the perfect space for whipping up meals.

Parking will never be an issue here, thanks to the provision of a single garage. A beautiful garden awaits you outside, offering a quiet oasis where you can relax and enjoy the outdoors.

The property also enjoys proximity to public transport links, nearby schools, local amenities, and green spaces. This not only ensures convenience but also means that everything you need is just a stone's throw away.

So, could this semi-detached house be just what you've been looking for? Come and see it for yourself. You'll be glad you did!

ENTRANCE HALL Entered via a composite front door with glazed side panels, stairs to first floor, radiator.

LOUNGE/DINER 23' 11" x 13' 0" (7.30m x 3.97m) Having dual aspect double glazed windows to the front and rear elevations, wall mounted electric fire, wood floors, radiator.



KITCHEN 11' 10" x 8' 10" (3.63m x 2.70m) Fitted with modern and contemporary wall and base units with worksurface over which incorporates a sink unit and drainer, integrated appliances, double glazed window to the rear elevation, built in storage cupboard, UPVC door giving access to the rear garden, radiator.

paved driveway which leads up to a single garage with up and over door. A turfed front garden sits adjacent with mature hedges. To the rear there is an impressive rear garden which is mainly laid to lawn with Indian Stone paved patio.

BEDROOM ONE 12' 7" x 11' 6" (3.85m x 3.53m)
Double glazed window to the rear elevation, radiator.

BEDROOM TWO 12' 0" x 11' 1" (3.67m x 3.39m)
Double glazed window to the rear elevation, radiator.

BEDROOM THREE 8' 10" x 8' 2" (2.70m x 2.51m)
Double glazed window to the rear elevation, radiator.

BATHROOM 7' 4" x 5' 7" (2.26m x 1.72m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the front elevation, radiator.

EXTERNAL The property is approached via a block





| Energy Efficiency Rating | | |
|--------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| www.EPC4U.COM | | |





All measurements are approximate and for display purposes only

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