



Description

Beautifully presented, three bedroom, three bathroom town house situated in the desirable development of Merchants Wharf and located next to St. Peters Marina, the river Tyne and a short stroll to the Quayside and city centre.

- Situated next to St. Peters Marina.
- Close to Quayside & City Centre.
- 3 bedroom, 3 bathroom town house.
- Private Patio garden.



SERVICES

Mains water, electricity, drainage and natural gas are connected to the property.

HEATING

Gas central heating

TENURE

Freehold

LOCATION

Merchants Wharf, St Peters Basin, NE6 1TR

COUNCIL TAX BAND:

Council Tax Band D

OFFICE REF

00000463

DETAILS PREPARED

JANUARY 2016

IMPORTANT NOTICE

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied

upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Foster Maddison has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Beautifully presented, three story, three bedroom, town house situated in the desirable development of Merchants Wharf and located next to St. Peters Marina, the river Tyne and a short stroll to the Quayside and city centre.

Entrance hall

The entrance hall is a welcoming space leading to the downstairs wc, utility room, kitchen and dining area as well as the first floor landing. It benefits from a good size understairs cupboard and has tile effect flooring.

Utility room

Leading from the entrance hallway is the Utility room providing excellent storage space, sink and plumbing facilities for a Washing Machine.

Downstairs WC

Also leading from the hallway is the downstairs WC with toilet and wash hand basin.

Kitchen & Dining area

The Kitchen area offers a bright and airy social living space with patio door access leading to the garden. It benefits from intergrated appliances, good storage and large breakfast island.

Patio garden

Leading out from the Kitchen area is a nicely proportioned, private patio garden with small trees and bushes. An excellent area to unwind and enjoy a BBQ in the warmer months.

Lounge/living room

The first floor lounge is an excellent open space with triple aspect window overlooking Dobson Crescent and its surroundings.

Bedroom 3

The third bedroom overlooks the front of the house and is currently used as an office. It is of good proportions and could easily accommodate a double bed and wardrobe.

Bedroom 2

The second bedroom overlooks the front of the house and is of good proportions easily accommodating the unusually large bed and storage units.

Bedroom 1

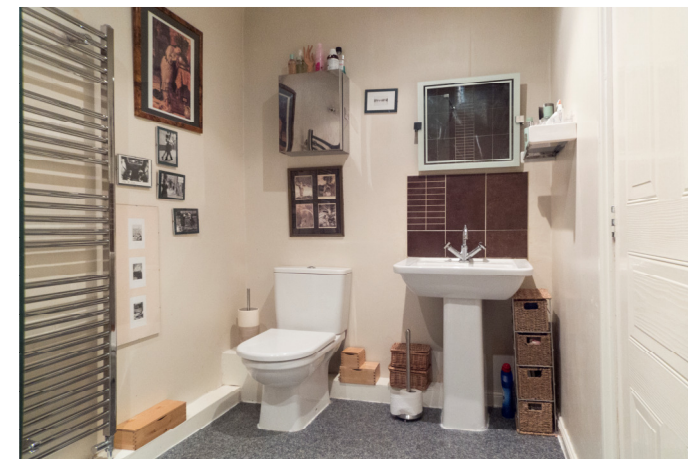
Bedroom 1 has wooden effect flooring, large patio doors leading to a private balcony overlooking Dobson Crescent as well as a private ensuite.

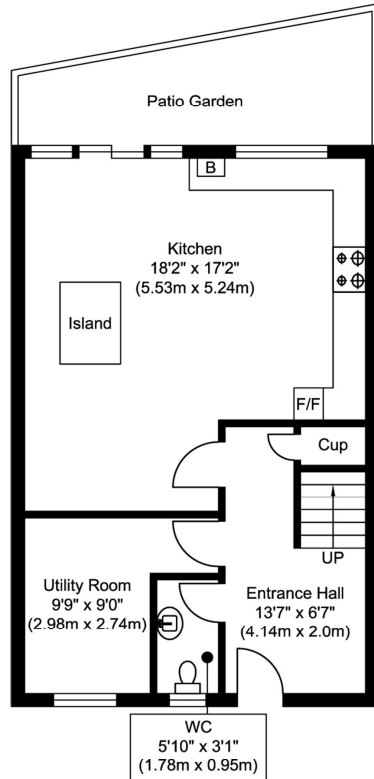
Ensuite

Leading from the master bedroom, the ensuite has wc, wash hand basin, heated towel rail and a large, tiled, open shower area with glass partition and power shower with large head.

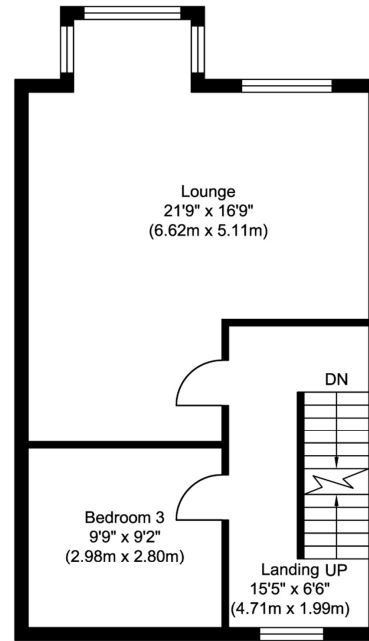
Family Bathroom

The family bathroom has large contemporary bath tub, wc and wash hand basin as well as a chrome heated towel rail.

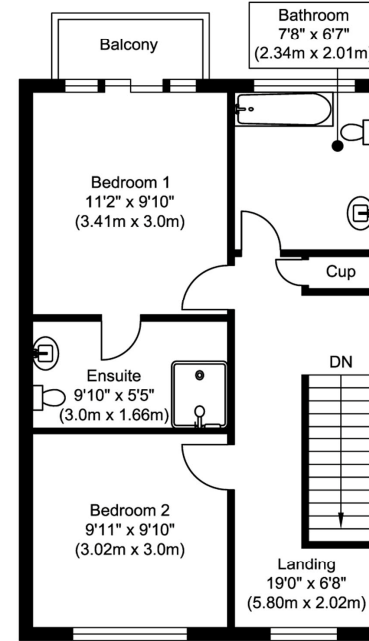




Ground Floor
Approximate Floor Area
471.99 sq. ft.
(43.85 sq. m)



First Floor
Approximate Floor Area
494.49 sq. ft.
(45.94 sq. m)



Second Floor
Approximate Floor Area
471.99 sq. ft.
(43.85 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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