





3



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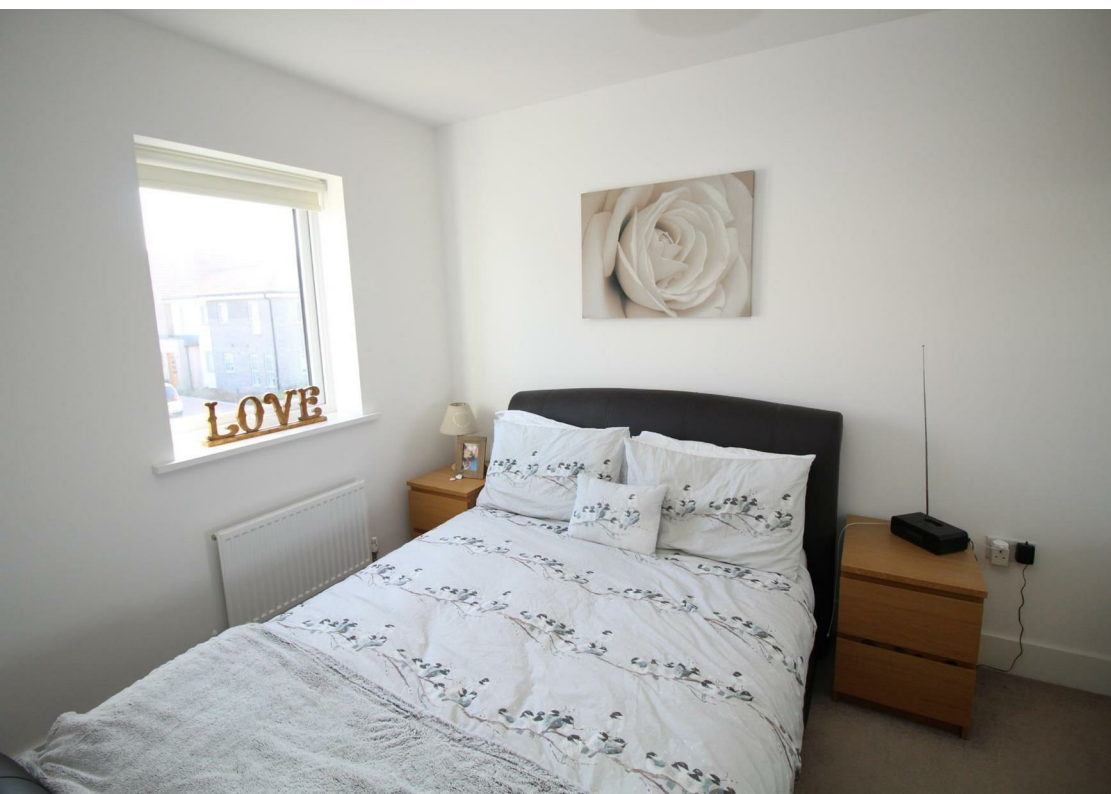
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- Modern
- Allocated Parking
- Close to Transport Links
- Three Bedrooms
- Riverside Walks
- Viewing Recommended

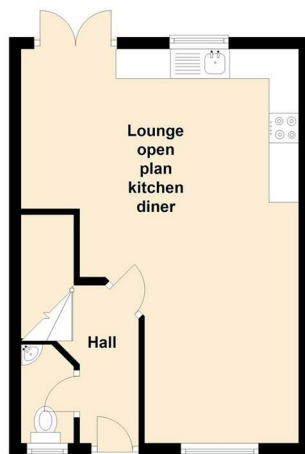




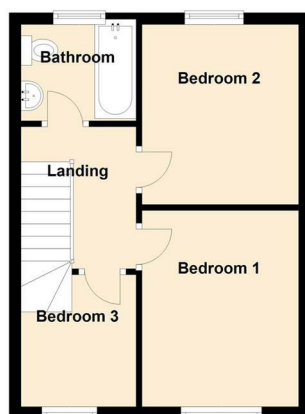
This well presented three bedroom mid terrace property located on the popular Staithes development must be viewed. The property will appeal to a number of buyers and briefly comprises:- hallway, downstairs WC, modern open plan lounge, kitchen/diner with French doors to the rear garden. To the first floor there are three bedrooms and a family bathroom. The property benefits gas central heating and double glazing. Externally there are gardens to the rear and allocated parking. Viewings come highly recommended.



Ground Floor



First Floor



## The difference between house and home

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Lounge 22'10" x 12'7" (6.98 x 3.84)

Bedroom One 9'10" x 9'1" (3.00 x 2.78)

Bedroom Two 9'6" x 10'2" (2.90 x 3.11)

Bedroom Three 7'7" x 7'4" (2.33 x 2.24)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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