





2



1



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- Freehold Property
- Off Street Parking
- Immaculately Presented
- Two Double Bedrooms
- Gas Central Heating
- Semi-Detached
- Private Rear Garden
- Sought After Location
- Close To Transport Links
- Double Glazing

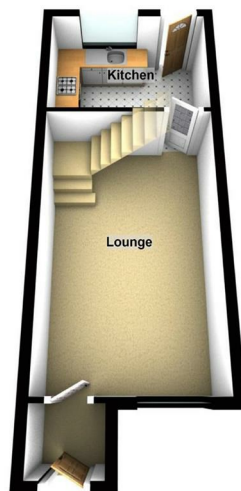




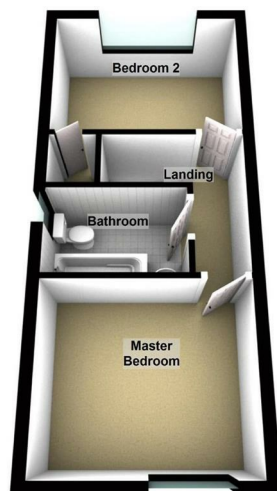
Pleasantly positioned within Stuart Court, this immaculately presented two bedroom, semi detached, freehold property is close to many local amenities and facilities including shopping at Kingston Park Retail Park, leisure facilities, Newcastle Falcons Stadium and Newcastle Airport. The location offers excellent transport links via Metro and trunk roads including the A1 North and South bound to provide easy access to the region. The property is briefly comprising to the ground floor:- entrance porch leading into the open plan lounge and a fitted kitchen. To the first floor there are two well proportioned bedrooms one with fitted storage space and there is also a recently refurbished bathroom with vanity area. Externally the property boasts a driveway to the front providing off street parking as well as a private garden to the rear. A great buying prospect for the first time buyer, down-sizer or investor alike and offered with NO ONWARD CHAIN. For more information and to book your viewing please call our sales team on 0191 236 2070.



Ground Floor



First Floor



The difference between house and home

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Lounge 18'3" x 10'9" (5.56 x 3.28)

Kitchen 10'9" x 8'2" (3.28 x 2.50)

Master Bedroom 10'9" x 10'1" (3.28 x 3.07)

Bedroom Two 12'9" x 8'2" (3.88 x 2.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	85
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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 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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