



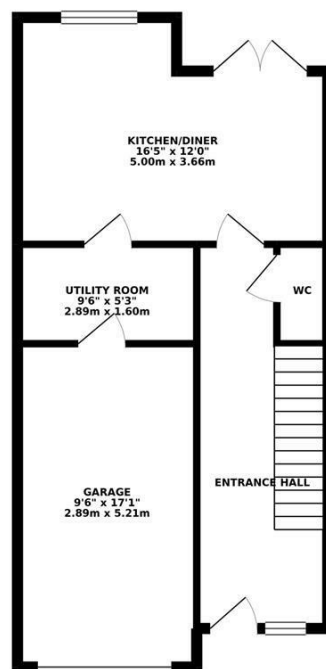
**TOWNHOUSE - SOUTH FACING REAR GARDENS - GARAGE!** Surrounded by greenery but close to local amenities, a three storey end terrace house located within the secluded St. Catherine's Court development, in the ever popular suburb of Sandyford. Situated close to Jesmond Vale and Heaton Park, the property is also well placed for easy access into Newcastle City Centre.

The property briefly comprises: entrance hall, with staircase to the first floor and access to the downstairs WC; 16ft kitchen /dining room with Amtico flooring with access to the utility room and double doors leading out to the rear gardens. To the first floor; 16ft Lounge with double doors opening to a Juliet balcony; bedroom one with double doors leading to the sun terrace, doors leading to both the master en-suite and walk in wardrobe. To the second floor, three further bedrooms, two of which are comfortable doubles, with bedroom two benefiting from a walk in wardrobe; fully tiled family bathroom with three piece suite. Externally; to the rear, a south facing lawned garden, with fenced and walled boundaries. To the front, a paved driveway, providing off street parking for two cars and access to the 17ft integral garage. Double glazed throughout with gas 'combi' central heating system an early inspection is highly recommend.

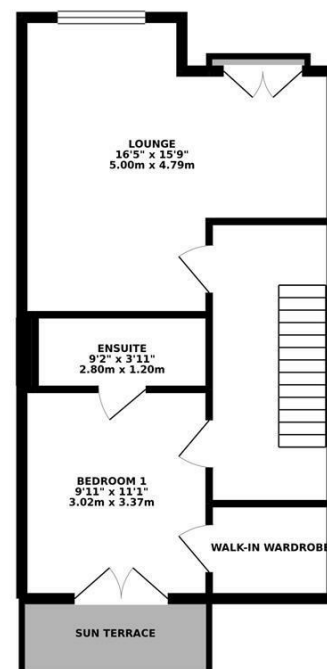
Townhouse | 1,490 sq ft (138.4m<sup>2</sup>) | Three Storeys | Lounge with Juliet Balcony | Kitchen/Diner | Dining Room | Ground Floor WC & Utility | Family Bathroom | Four Bedrooms | Master with Sun Terrace & En-Suite | South-Facing Lawned Garden | Off Street Parking & Garage | Great Location | No Onward Chain | EPC Rating: C



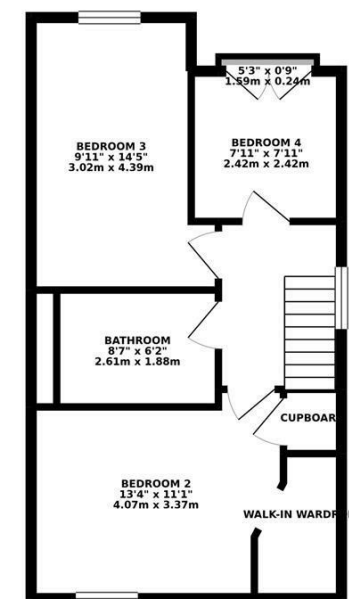
GROUND FLOOR 526.87 sq. ft.  
( 48.95 sq. m. )



1ST FLOOR 481.63 sq. ft.  
( 44.75 sq. m. )



2ND FLOOR 481.63 sq. ft.  
( 44.75 sq. m. )



TOTAL FLOOR AREA : 1490.14 sq. ft. ( 138.44 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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**Offers Over £265,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

