



## 7 St. Catherine's Court, Sandyford NE2 1AG

This is a well proportioned 3+ bedroom Townhouse located in a peaceful and leafy setting on the edge of the Ouseburn Valley in Sandyford. The property offers real flexibility in use, with three large double bedrooms and two additional rooms suitable for use as a home office and a nursery.

Accessed from Greystoke Gardens in the lower part of Sandyford, the property offers parking in front of the house, as well as within the integrated garage. To the ground floor there is an understairs CLOAKS with WC and basin, SPACIOUS kitchen-diner with FRENCH DOORS opening up to the SOUTH-FACING REAR GARDEN. There is also a utility / laundry room and integrated garage. From the hallway, stairs lead to the first floor and the GENEROUS south facing living room spanning the width of the property, which enjoys a BALCONY over the garden. The principal bedroom is located to the front, and has ENSUITE SHOWER ROOM and balcony. There is also a small home office / nursery and family bathroom. To the second floor there is a further two bedrooms and additional office / nursery.

Sandyford is a very popular residential location with an abundance of local amenities on Starbeck Avenue as well as offering easy access to the City Centre on foot, via bus or main road links.

- Family home
- Modern Townhouse
- 3+ bedrooms
- 2 reception rooms
- Bathroom and ensuite
- 2 Studies / Nurseries
- Balconies
- Lawned rear garden
- Garage and driveway parking
- EPC rating C

Offers In Excess Of £235,000

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