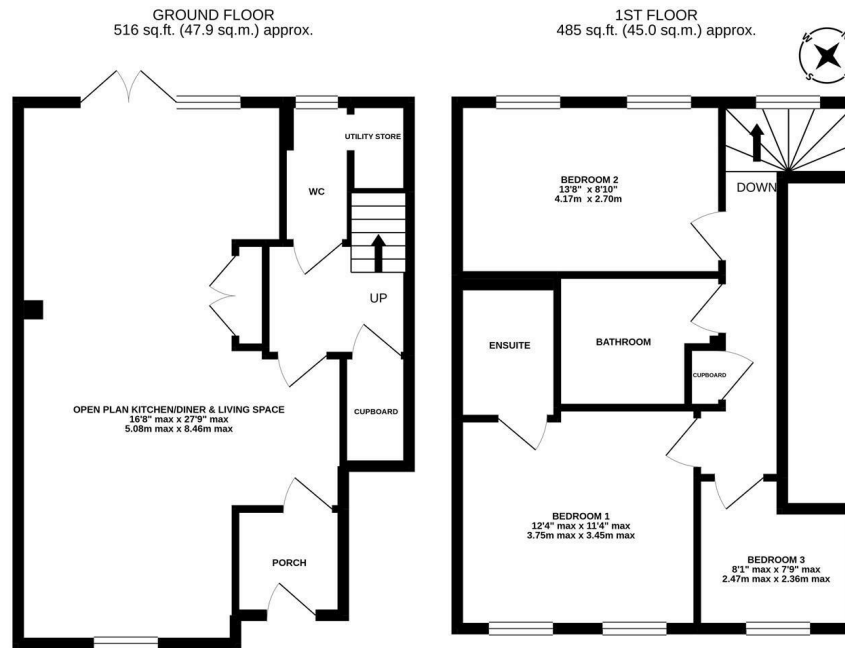
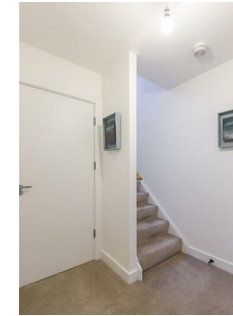




Three Bedroom Maisonette with Spacious North-West Facing Terrace, Allotment Plot & Allocated Underground Parking! This stylish home is ideally located on Kingfisher Place within the popular Malings development, which is situated in the heart of The Ouseburn Valley, Newcastle. The property is ideally placed close to excellent amenities including shops, cafes and restaurants whilst also being a short walk to The River Tyne, The Tyne Bar, The Free Trade Inn as well as Newcastle Quayside and Newcastle City Centre itself. Constructed by award winning developers Carrilion- Igloo and Aviva, the site offers ideal living on the banks of the Ouseburn and is constructed on the site of the former Maling Pottery Works.

Boasting 1,000 Sq ft of internal living space the accommodation briefly comprises: entrance porch through to; impressive 27ft open plan kitchen/diner and living space area with built in storage cupboards, French doors leading out to the terrace, kitchen area with integrated appliances and contemporary units; hallway with stairs to the first floor, ground floor WC with utility storage and separate cloaks cupboard. The first-floor landing with storage gives access to three bedrooms, two of which are comfortable doubles, bedroom one with En-suite shower room; bathroom, complete with three piece suite including bath with shower over. Externally, the property benefits from a private, decked outdoor space with raised planters. Access to the residents allotment and also with its very own allocated under-ground parking. Well-presented throughout, with a 'B' rated energy efficiency, this superb modern home simply demands an early inspection to fully appreciate the quality of accommodation on offer!

Stylish Modern Home | 1,000 Sq ft (92.9m²) | Three Bedrooms | 27ft Open Plan Kitchen/Diner & Living Space | Two Storeys | Kitchen Area with Integrated Appliances | Downstairs WC | Utility Store | Cloaks Cupboard | Private North-West Facing Terrace | Contemporary Bathroom & En-Suite Shower Room | Allocated Under-Ground Parking | Access to Residents Allotment | Excellent Location | DG | EPC: B



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 £270,000

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.

