



95 Warkworth Woods
Great Park





95 Warkworth Woods, Great Park, Newcastle upon Tyne NE3 5RB

Offers Over £240,000

A beautifully refurbished and updated modern townhouse, with versatile accommodation set over three floors, attractive rear garden, double driveway and single integral garage. This mid terraced house, well positioned in Warkworth Woods overlooking the square, benefits from gas central heating, double glazed windows, and a security alarm system. Externally, there is a small town garden to the front and to the rear is a double length driveway accessed via double timber gates, which leads to the single integral garage and lawned garden.

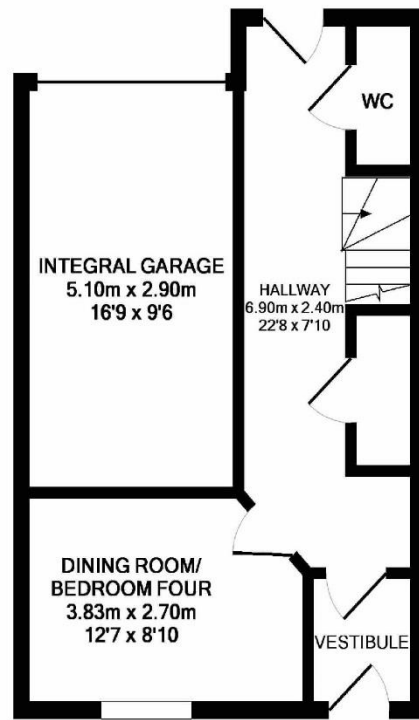
Entrance vestibule | Spacious hallway | Cloakroom/wc | Dining room/fourth bedroom | First floor living room | Contemporary fitted kitchen with breakfast bar | Study (currently utilised as a breakfast room) | Second floor master bedroom with en-suite shower room/wc | Two further bedrooms | Recently refurbished family bathroom/wc | Lawned rear garden with gated driveway and integral garage | Front town garden

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: E
Energy Performance Certificate: Rating C

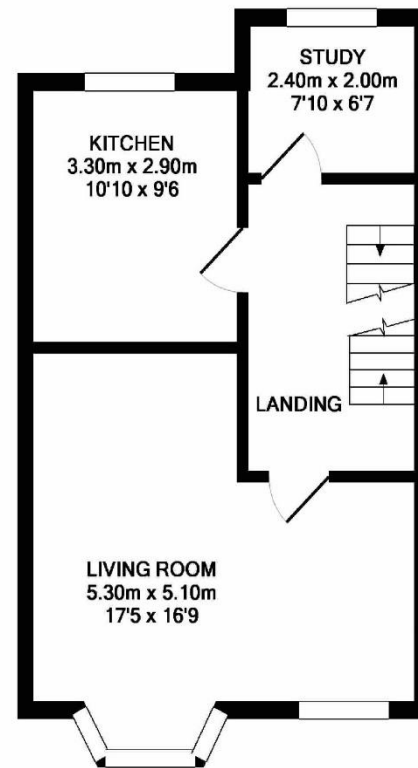




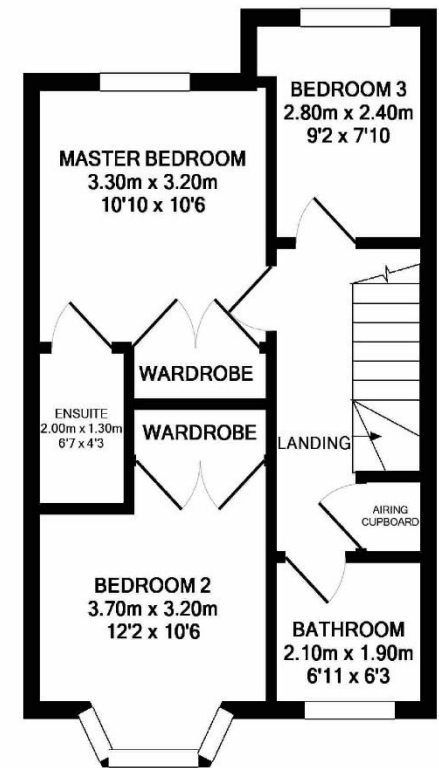




GROUND FLOOR
APPROX. FLOOR
AREA 43.3 SQ.M.
(466 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(476 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(476 SQ.FT.)

TOTAL APPROX. FLOOR AREA 131.7 SQ.M. (1418 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017

All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

