



**77 Netherwitton Way**  
Newcastle Great Park







77 Netherwitton Way, Great Park, Newcastle upon Tyne NE3 5RP

Guide Price £235,000

This four bedroom, three storey mid-terrace property is ideally situated on Netherwitton Way within Newcastle's Great Park. The property offers an ideal family location and modern style living whilst providing easy access into Central Gosforth and Newcastle City Centre. The property is also well placed to provide easy access to excellent local schooling and the A1 providing easy links throughout the region. The house also benefits from a rear garden and a 16ft integral garage! Boasting almost 1,400 sq ft, the internal accommodation briefly comprises; lobby; entrance hall with under stairs store, ground floor WC, door to garden and stairs to the first floor; family room/bedroom three to the ground floor. The first floor landing gives access to a full width 17ft lounge/diner with walk-in bay; kitchen/breakfast room, study and staircase to the second floor. The second floor gives access to three further bedrooms, the master with en-suite shower room and a family bathroom. Externally, the property benefits from a rear garden, which is laid with artificial lawn with a block paved driveway with gated access providing ample off street parking and an integral 16ft garage with up and over door. With gas combi boiler central heating and double glazing, an internal inspection is highly recommended

MODERN TOWNHOUSE | 1,371 sq ft (127.4m<sup>2</sup>) | FOUR BROOMS PLUS STUDY | THREE STOREY | 17FT LOUNGE/DINER | KITCHEN/BREAKFAST ROOM | FAMILY BATHROOM & EN-SUITE | REAR GARDEN | INTEGRAL 16FT GARAGE | GROUND FLOOR WC | GREAT LOCATION | GAS CENTRAL HEATING & DOUBLE GLAZING

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











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