



**1 THE SCHOOL HOUSE
MARLEY HILL**



1 THE SCHOOL HOUSE, MARLEY HILL, MARLEY HILL, NEWCASTLE UPON TYNE, NE16 5AZ

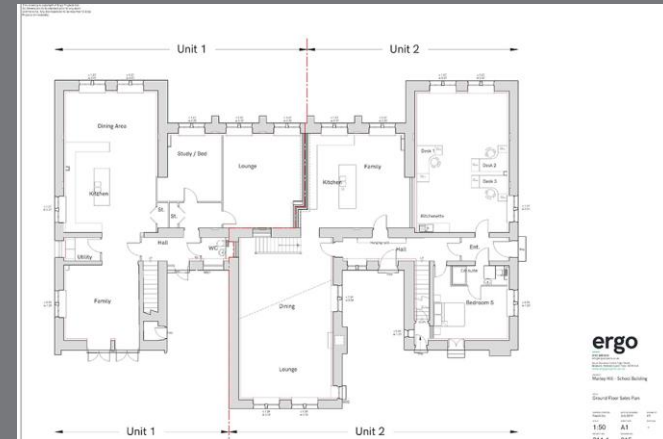
GUIDE PRICE £485,000

THE OLD SCHOOL HOUSE, WHICH IS THOUGHT TO BE ONE OF THE OLDEST PERIOD PROPERTIES IN THE VILLAGE, IS CURRENTLY BEING SYMPATHETICALLY RE-DEVELOPED INTO TWO LUXURY FAMILY HOMES. THE VILLAGE OF MARLEY HILL, WHICH IS LOCATED JUST OUTSIDE OF SUNNISIDE WITH ITS SHOPS AND AMENITIES, WAS ONCE OWNED BY THE RENOWNED BOWES LYON FAMILY AND LIES 6 MILES TO THE SOUTH WEST OF NEWCASTLE CITY CENTRE AND OFFERS EASY ACCESS TO THE DELIGHTFUL GIBSIDE ESTATE AND THE POPULAR VILLAGE OF WHICKHAM WITH ITS SHOPS, CAFES AND RESTAURANTS.

THE PROPERTY ALSO OFFERS ACCESS TO SEVERAL EXCELLENT SCHOOLS AND ALSO THE A1 WESTERN BYPASS PROVIDING EXCELLENT TRANSPORT LINKS THROUGHOUT THE REGION.

THE PROPERTY ITSELF IS STILL UNDERGOING CONSTRUCTION BUT ONCE COMPLETED WILL OFFER TWO STOREY LIVING AND WILL BRIEFLY COMPRISE: ENTRANCE HALL WITH GROUND FLOOR WC | LOUNGE WITH OPEN ASPECT VIEWS | STUDY/BEDROOM | IMPRESSIVE OPEN PLAN KITCHEN/DINING AND FAMILY SPACE WITH UTILITY ROOM AND FRENCH DOORS TO GARDEN | STAIRS TO THE FIRST FLOOR WILL LEAD TO FOUR DOUBLE BEDROOMS AND A FAMILY BATHROOM, THE MASTER SUITE, WHICH WILL BE GENEROUS IN SIZE, WILL OFFER A DRESSING AREA AND EN-SUITE; BEDROOM TWO ALSO WITH EN-SUITE | EXTERNALLY, THE PROPERTY WILL BENEFIT FROM A SOUTH FACING GARDEN AND OFF STREET PARKING.

COMPLETION OF THE DEVELOPMENT IS DUE TO COMPLETE LATER THIS YEAR AND THE DEVELOPER HAS SUGGESTED THAT ANY POTENTIAL PURCHASER CAN CHOOSE THEIR OWN KITCHEN FIXTURES AND FITTINGS. VIEWINGS ARE STRONGLY ADVISED.



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

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

