

**12 COUNTESS WAY**  
**EARSDON VIEW NE27 0FN**  
**£235,000**

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- **THREE BEDROOM END TOWN HOUSE**
- **LOUNGE DINER**
- **MODERN KITCHEN**
- **DOWNSTAIRS WC, BATHROOM WC & EN SUITE**
- **GARAGE & DRIVEWAY PARKING**
- **FRONT GARDEN**
- **REAR GARDEN**
- **EPC RATING C**

**\*\*\*PLEASE NOTE THIS PROPERTY WILL BE FREEHOLD BY THE TIME OF COMPLETION\*\*\***

This modern, well presented, end town house is perfectly located against a residential setting. It enjoys a variety of modern features and is ideal for a family or young couple.

This is a three bedroom property set over three floors. Ground Floor: lounge diner, kitchen, downstairs WC. First floor: two bedrooms, bathroom WC. Second floor: Bedroom, en suite, walk in wardrobe. Externally: driveway parking, detached garage, front garden, rear garden. The fabulous location, perfect family feel and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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**ENTRANCE HALLWAY**

Enter through the composite front door with glass inserts into entrance hallway with wood style flooring, single radiator and stairs to first floor. Door to lounge diner.

**LOUNGE DINER**

20'4" x 14'10" (into recess)

The lounge diner is bright and dual aspect with UPVC double glazed window, wood style flooring, single radiator and TV point. UPVC door to garden. Door to kitchen.

**KITCHEN**

14'9" x 8'2" (into recess)

Lovely modern kitchen is lovely benefitting from wall, base and drawer units with contrasting worktops, one and a half bowl sink, drainer and mixer taps. Integrated appliances include single oven, four ring gas hob, chimney hood, fridge freezer, dishwasher and washing machine. There is a UPVC double glazed window, wood style flooring, single radiator and UPVC double glazed door to rear garden. Door to downstairs WC.



**DOWNSTAIRS WC**

Benefitting from pedestal washbasin, low level WC, tiled splashbacks and single radiator.

**LANDING**

With UPVC double glazed window, built in cupboard, single radiator and stairs to second floor. Doors to two bedrooms and bathroom WC.

**BEDROOM TWO**

11'1" x 8'5"

Bedroom two is rear facing with UPVC double glazed window, single radiator and TV point.

**BEDROOM THREE**

9'1" x 8'4" (into wardrobes)

Bedroom three is front facing with UPVC double glazed window, fitted wardrobes and single radiator.

**BATHROOM WC**

Modern bathroom benefitting from panelled bath, pedestal washbasin and low level WC. There are partially tiled walls, single radiator, extractor fan and UPVC double glazed obscured window.

**SECOND FLOOR LANDING**

With door to bedroom one.

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**BEDROOM ONE**

15'7" x 11'4" (into recess)

Bedroom one is front facing with loft access, UPVC double glazed window, single radiator and wall mounted TV point.

Open to walk in wardrobe, door to en suite.



with gated access to driveway and garage.

**EN SUITE**

Modern ensuite benefitting from walk in shower, pedestal washbasin, low level WC, Velux window, partially tiled walls and single radiator.



**WALK IN WARDROBE**

7'4" x 7'3"

Benefitting from fitted shelving, storage and single radiator.

**GARAGE**

17'2" x 8'3"

Detached garage with lighting, power points and up and over garage door.



**FRONT GARDEN**

Front town garden with driveway parking, lawn and paved area.

**REAR GARDEN**

The lovely rear garden is laid to lawn, patio area, decking, mature shrubs, borders and water tap. The boundary marked by a fence and wall



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## Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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