

FOR
SALE

39 VISCOUNT CLOSE, EARSDON VIEW NE27 0FP
OFFERS OVER £235,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM END TERRACE HOUSE
- IMMACUTELY PRESENTED THROUGHOUT
- STYLISH RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM, ENSUITE & DOWNSTAIRS WC
- DETACHED GARAGE
- FRONT GARDEN
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING B

[VIEW PROPERTY](#)

ENTRANCE HALLWAY
4'11" x 4'0"

RECEPTION ROOM
15'8" x 11'2"

KITCHEN DINER
8'11" x 15'5"

DOWNSTAIRS WC
3'11" x 4'0"

LANDING

BEDROOM ONE
8'3" x 11'5"

ENSUITE
7'9" x 3'11"

BEDROOM TWO
9'11" x 8'8"

BEDROOM THREE
6'8" x 4'9"

BATHROOM WC
5'6" x 8'7"

GARAGE
16'8" x 9'3"

FRONT GARDEN

REAR GARDEN

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This immaculately presented, end terrace property was built in 2013 and is perfectly located in a popular residential area. It boasts a wealth of modern features, has no upper chain and is ideal for a range of buyers.

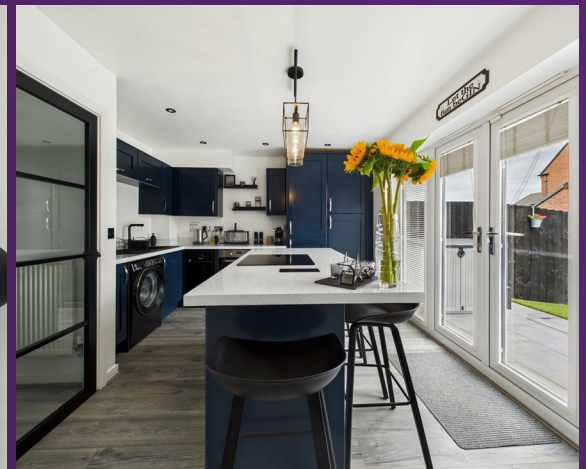
With over 880 square feet of accommodation set over two floors, this beautiful property consists of an entrance hallway with doors to the reception room and downstairs WC. There is a light and stylish reception room with stairs up to the first floor and a door to the kitchen. The fabulous kitchen diner benefits from an impressive range of contemporary units with contrasting worktops and an Island with houses further units, breakfast bar and the induction hob. Other integrated appliances include an oven and fridge freezer with spaces for a washing machine and dishwasher. Also there are doors providing an abundance of natural light and access to the rear garden. To the first floor there are three bedrooms, one with fitted wardrobes and an ensuite with walk in shower, pedestal wash basin and low level WC. The family bathroom benefits from a panelled bath, pedestal wash basin and low level WC. Externally there is a detached garage, front garden and a beautiful rear garden with paved patio, decked area and artificial grass.

The amazing condition and fabulous condition of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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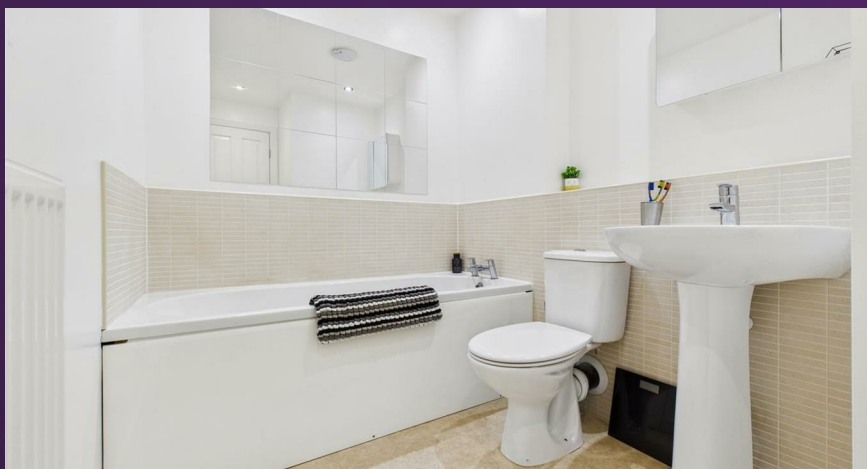
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Floor 0



Floor 1

Approximate total area⁽¹⁾
881 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

[VIEW PROPERTY](#)

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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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