

FOR
SALE

33 EARLSMEADOW, EARSDON VIEW NE27 0GB
OFFERS OVER £250,000



3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM END TERRACE PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO STYLISH RECEPTION ROOMS
- MODERN KITCHEN
- BATHROOM WC, MODERN ENSUITE & DOWNSTAIRS WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY
5'0" x 4'11"

RECEPTION ROOM
14'7" x 10'8"

RECEPTION ROOM
9'6" x 10'9"

KITCHEN
10'1" x 8'2"

DOWNTAIRS WC
5'0" x 2'11"

LANDING

BEDROOM
9'2" x 10'9"

ENSUITE
4'6" x 7'11"

BEDROOM
8'1" x 8'5"

BEDROOM
7'2" x 10'6"

BATHROOM WC
4'9" x 7'8"

GARAGE
16'8" x 8'9"

FRONT GARDEN

REAR GARDEN

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This modern end terrace property is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 950 square foot of accommodation set over two floors this well presented property consists of an entrance hallway with stairs up to the first floor and doors to the lounge and downstairs WC. The stylish lounge has a media wall and is open to a bright and airy dining room with doors giving access to the rear garden. There is a modern kitchen benefiting from a range of units with contrasting worktops, a single oven, gas hob and chimney hood. To the first floor there are three bedrooms, two with fitted wardrobes, an ensuite benefitting from a walk in shower, pedestal wash basin and low level WC. There is also a family bathroom including panelled bath, pedestal wash basin and low level WC. Externally the property benefits from a detached garage, front garden with driveway parking and a rear garden with lawn and patio area.

The fabulous location and superb layout of this property makes for an exciting opportunity which can only truly be 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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EMBLEYS
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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](#)



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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) A		88
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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