

37 DUKESFIELD
EARSDON VIEW NE27 0DR
£119,500



- **TWO BEDROOM TOP FLOOR APARTMENT**
- **LOUNGE**
- **CONTEMPORARY KITCHEN**
- **MASTER WITH EN SUITE**
- **ALLOCATED PARKING SPACE**
- **EPC RATING C**

This modern, well presented top floor apartment was built in 2012 and located within a popular residential area. It boasts a wealth of modern features and is ideal for professionals and young couples.

This two bedroom top floor apartment briefly comprises; lounge, kitchen, master bedroom with en suite, bathroom WC. Externally: allocated car parking space, visitor parking, communal gardens. The condition 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 are the local Waggonways, a network of routes originally used for hauling coal, which are perfect for enjoying the surrounding countryside and wildlife on foot or by cycle.

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COMMUNAL ENTRANCE
With secured access intercom into communal entrance. Stairs up and doors to all apartments.

ENTRANCE HALLWAY
Enter through wooden front door into entrance hallway with wall mounted intercom, built in storage cupboard, loft access and single radiator. Doors to lounge, bedrooms and bathroom WC.

LOUNGE
13'6" x 13'3"
The lounge is bright and homely with two UPVC double glazed windows, two single radiators and TV point. Open to kitchen.



KITCHEN
8'9" x 7'1"

Lovely, classic kitchen benefitting from wall, base and drawer units with contrasting worktops to upstands incorporating one and a half bowl sink with drainer. Integrated appliances include single oven, four ring gas hob, chimney hood, fridge freezer, dishwasher and washer dryer. There is an UPVC double glazed window, wall mounted combi boiler and tiled effect flooring.

MASTER BEDROOM
17'5" x 9'5"
The master bedroom is stylish with UPVC double glazed window, single radiator and door to en suite.

EN SUITE SHOWER ROOM WC
6'7" x 6'3"

Contemporary en-suite complete with walk in shower, pedestal wash basin and low level WC. There is also a UPVC double glazed obscured window, partially tiled walls, extractor fan and ladder towel radiator.

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BEDROOM TWO

11'3" x 8'9"

Bedroom two is stylish and front facing with UPVC double glazed window and single radiator.

BATHROOM WC

6'6" x 6'3"

Contemporary bathroom complete with integrated panelled bath, pedestal wash basin and low level WC. There is an extractor fan, partially tiled walls, ladder towel radiator and tiled effect flooring.

COMMUNAL GARDENS

Well kept communal gardens with allocated parking bay and visitor parking.



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

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