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STEPHENSON BROWNE

**Rudyard
Grove,
Newcastle
ST5 9ND**

£224,000



DESCRIPTION

Offered to the market with no upward chain, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Having been a much-loved family home for many years, the property has been well maintained throughout and offers fantastic potential in a highly sought-after residential location.

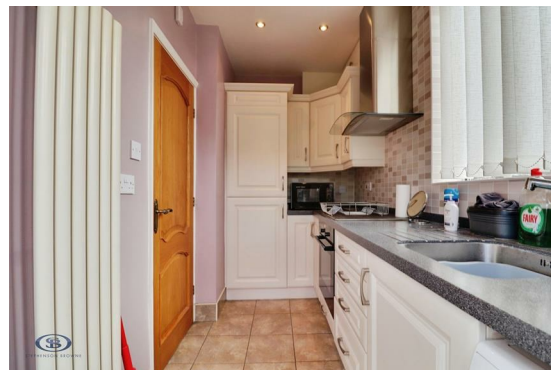
Enjoying a private feel, the property benefits from a generous rear garden with low-maintenance astro turf, a detached garage and off-road parking for up to three vehicles.

The accommodation briefly comprises a bright front living room with a large bay window and electric fireplace, a second reception room overlooking the garden which could be used as a dining room or additional sitting room, and a fitted kitchen with integrated appliances.

To the first floor, a spacious landing leads to two generous double bedrooms, both with fitted wardrobes, together with a shower room. Additional features include a combi boiler, double glazing and a partially boarded loft providing useful storage.

Ideally situated in the popular May Bank area, the property is conveniently located for local amenities, schools and transport links, whilst the nearby Marsh offers excellent walking routes and open green space for outdoor enjoyment.

Combining a desirable location, generous plot and exciting potential, this attractive home is ideal for first-time buyers, downsizers and investors alike. Early viewing is highly recommended.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

3'8" x 7'4"

Front Living Room

15'3" x 13'7"

Rear Living Room

9'5" x 12'9"

Understairs Storage

Kitchen

5'4" x 11'0"

Detached Garage

9'1" x 14'4"

First Floor

Bedroom One

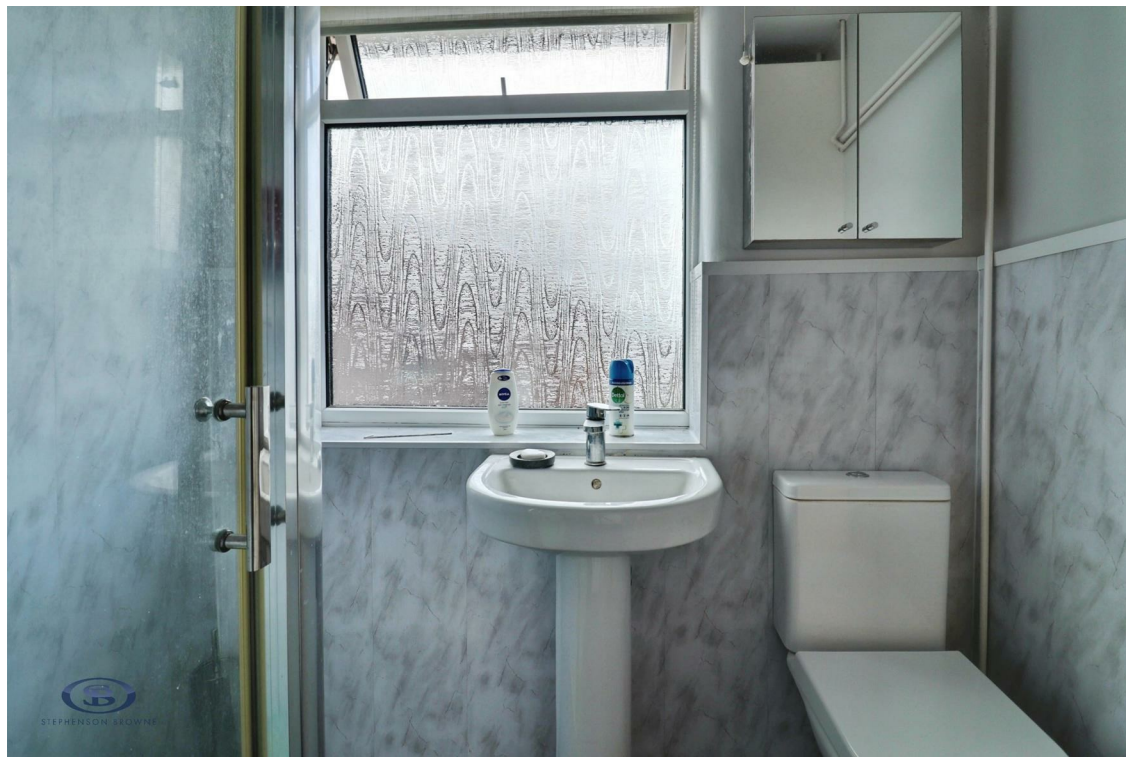
15'1" x 8'6"

Bedroom Two

14'9" x 14'0"

Bathroom

6'4" x 5'8"

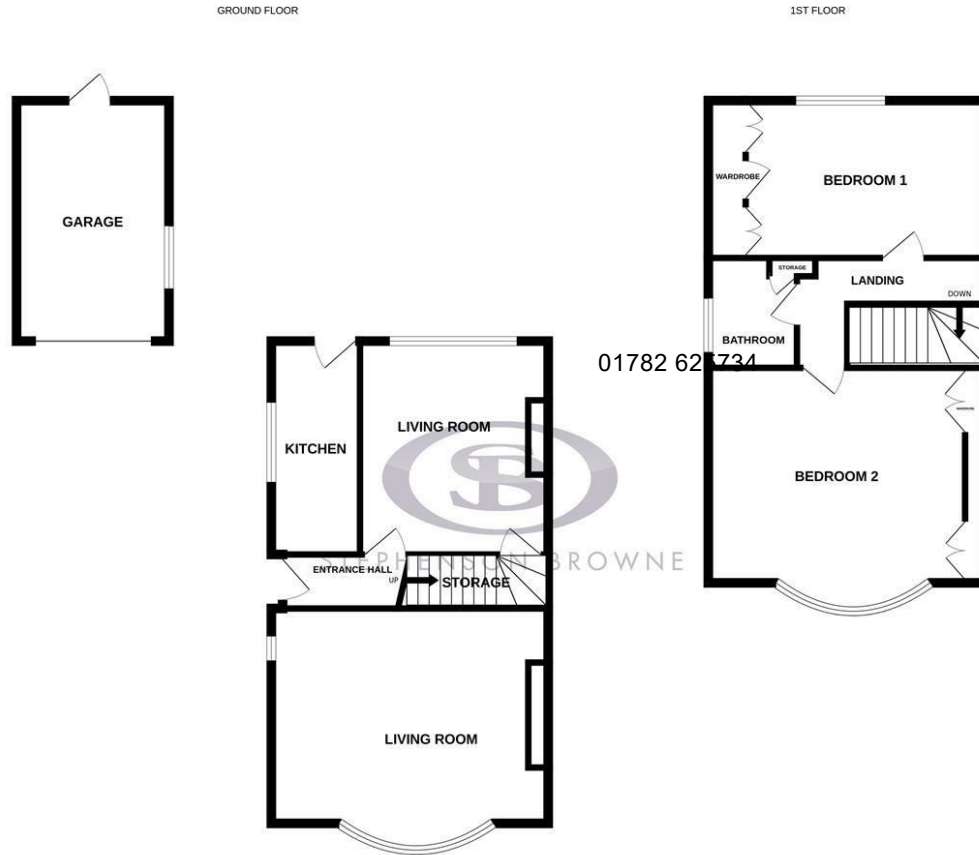


Stephenson Browne AML Disclosure

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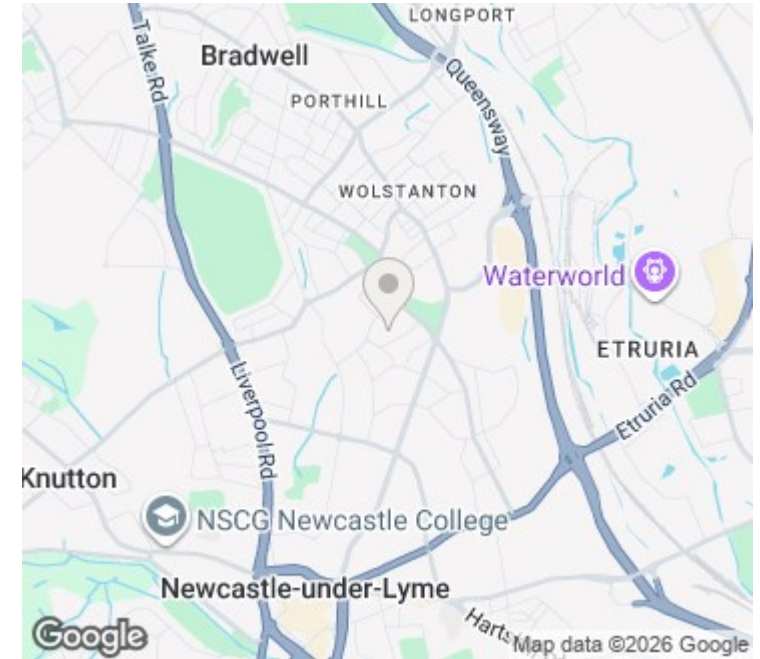


Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		86	EU Directive 2002/91/EC

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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T: 01782 625734 E: newcastle@stephensonbrowne.co.uk

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