



**85 Leawood Road**  
ST4 6JZ  
**O.I.R.O £205,000**



No onwards chain. Excellent presentation throughout, a beautifully modernised and fully renovated three bedroom semi-detached home. Ready to be moved into and called home, this charming property offers a great lifestyle with all the desired comforts of high quality fixtures and fittings.

Opening into a separate entrance hallway with stairs to the first floor and door to the living room. Generously sized bay-fronted living room, built out with high quality cupboard storage and feature recesses. An open plan layout leads around to a well sized kitchen diner with French doors opening out to the rear garden. The kitchen is complete with a full range of wall and base units with work surfaces over and some integral appliances. Understairs cupboard for extra storage space.

To the upstairs, there are three bedrooms, two of which are doubles further to a spectacular super high specification four piece family bathroom with separate bathtub and showering cubicle.

To the outside, the home is fronted by off road parking, with a well sized private enclosed garden to the rear hosting gated access to the side.

Excellent first time purchase.

No onwards vendor chain!



**Entrance Hallway**  
4'0" x 3'1"

**Living Room**  
14'9" into bay x 12'5"

**Kitchen Diner**  
17'2" x 9'0"

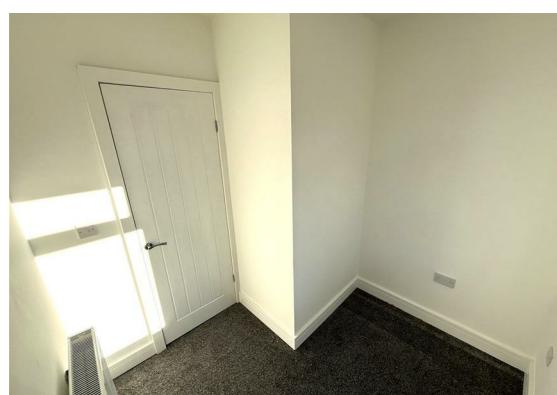
**Landing**  
5'7" x 3'1"

**Bedroom One**  
12'4" x 9'8"

**Bedroom Two**  
9'10" x 9'1"

**Bedroom Three**  
7'1" max x 6'8" max

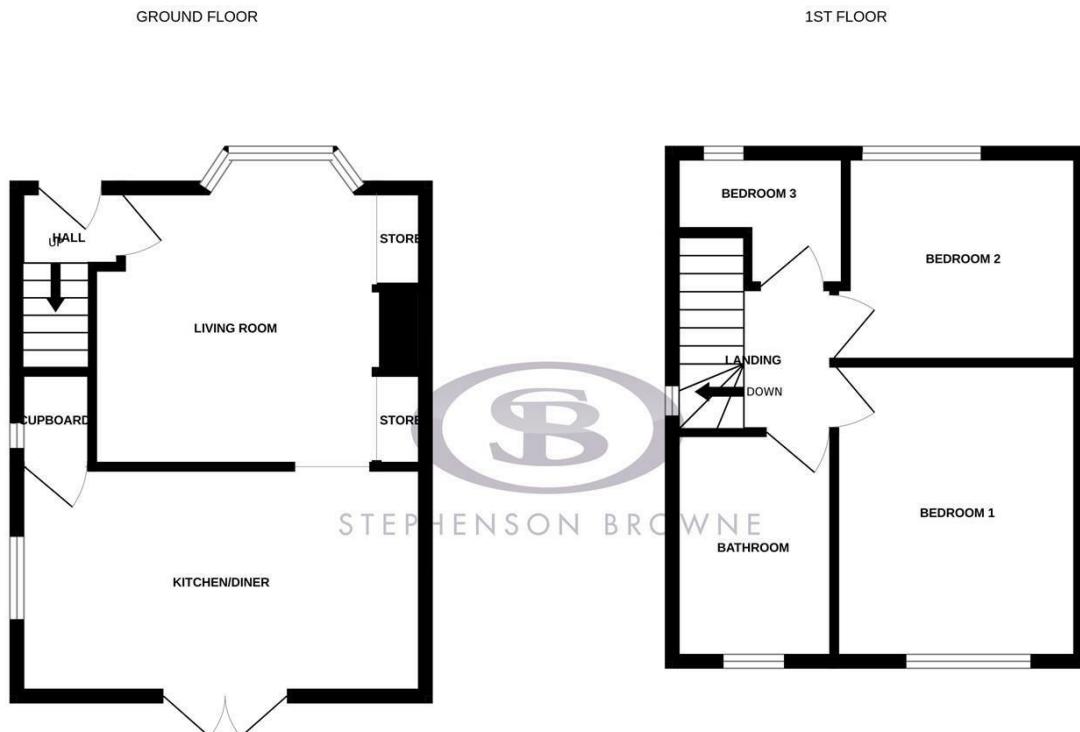
**Bathroom**  
8'11" x 6'5"



- Fully Modernised and Renovated
- Very Well Presented Throughout
- Three Bedrooms
- Open Plan Kitchen Diner
- Bay Fronted Living Room
- Four Piece Family Bathroom
- Off Road Parking
- Private Rear Garden
- Ideal First Time Buy
- Convenient Location - Close to Shops and Transport Links



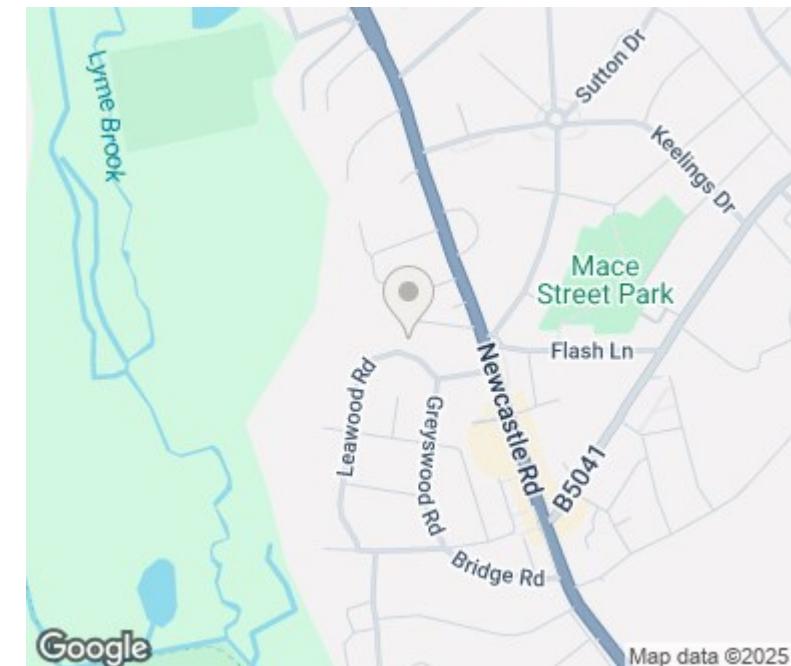
## Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	72
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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