



STEPHENSON BROWNE

## **Magenta Drive, Newcastle**

ST5 6LD



**£795 PCM**

## Description

A charming two-bedroom mid-terraced home location in a peaceful cul-de-sac on Magenta Drive, Newcastle, offering a delightful blend of comfort and modern living. Upon entering, you will find a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. This leads into the kitchen diner with patio doors out onto the rear outside space. The property has been thoughtfully redecorated throughout, ensuring a fresh and contemporary feel.

Upstairs there are two generously sized bedrooms, providing ample space and storage. The bathroom is conveniently located with bath and shower over.

Outside there is a driveway, offering off-road parking or 2 cars, a valuable asset in today's busy world. To the rear there is a low maintenance private rear garden.

This home is perfect for professionals or small families, combining practicality with a welcoming atmosphere. With its excellent location and modern amenities, this property is a wonderful opportunity not to be missed. Available NOW!



## 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.

# Floorplans

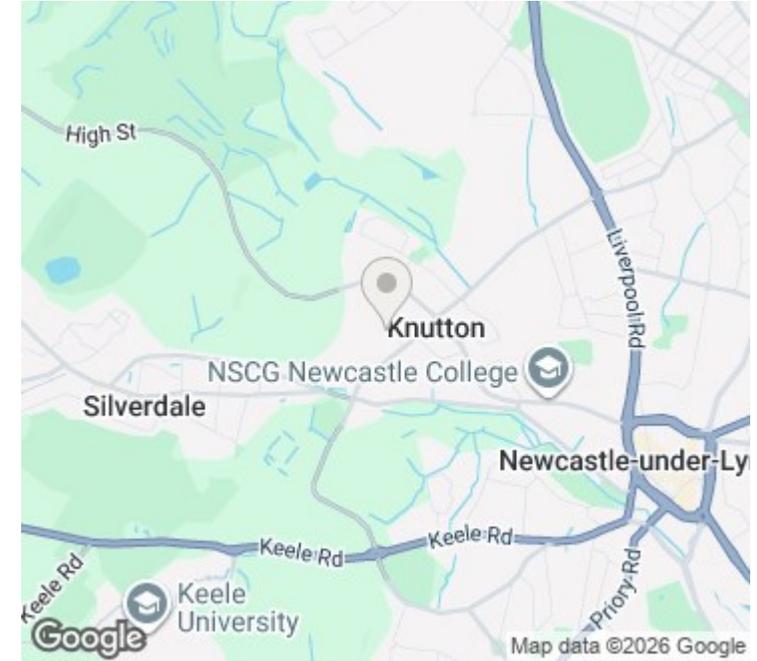
11 Magenta Drive, Newcastle, ST5 6LD



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		74	
(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	

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