



# HIVE ESTATES



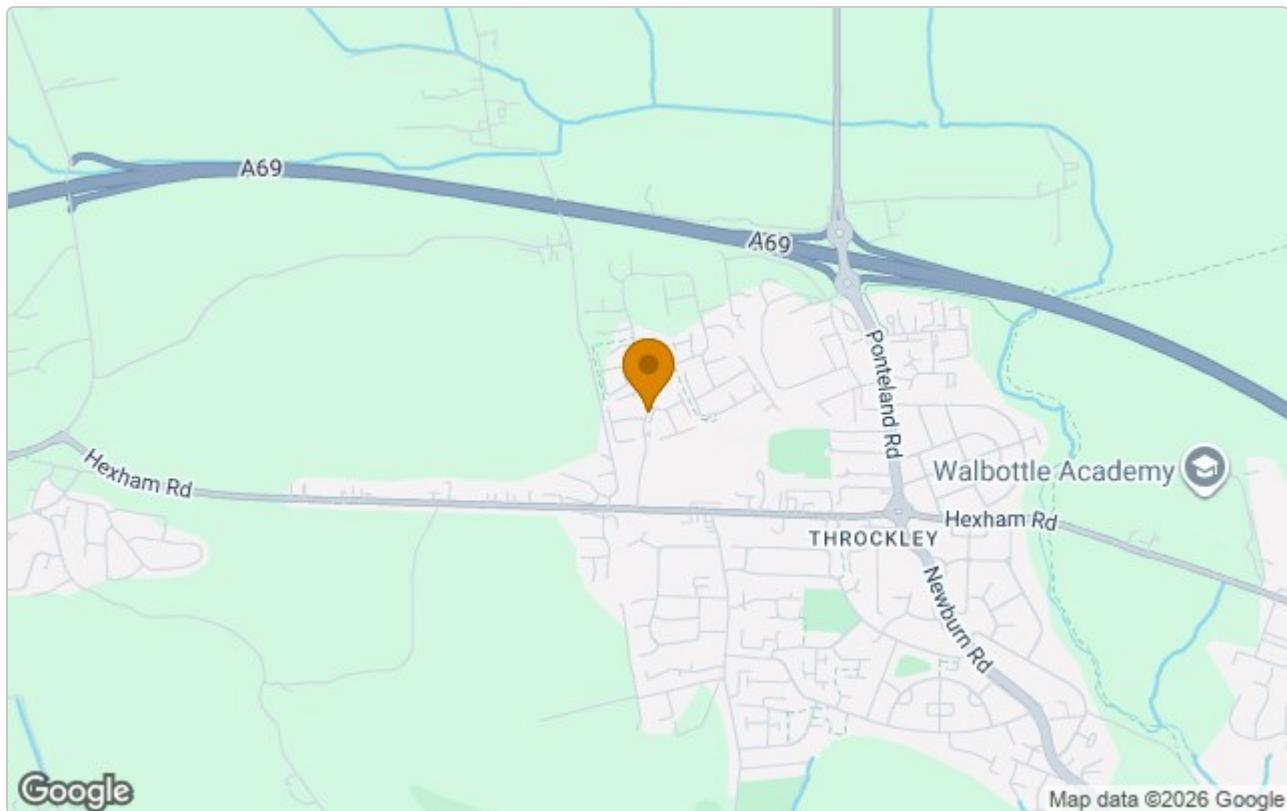
**28 Meadow Hill, Throckley Village, NE15 9BX**

**£1,500 Per Month**

Available Now | £1,500 per month | Hive Estates presents to the market a superb three bedroom semi detached family home to the market. The property is situated in a sought after new development in Throckley. Inside the property has a newly fitted kitchen which comes with the whites goods including an integrated fridge/freezer, washing machine, dishwasher and electric hobs and oven. There are glass French doors that lead out onto the private rear garden. The lounge area is a great size and comes with extra storage space. Upstairs there are three double bedrooms, the master bedroom benefits from an ensuite bathroom. Plus there is a family bathroom with a bath and shower over and a separate WC downstairs. Externally there is space for 2 cars to park privately and an electric charging point.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.