



Greenvale Avenue, Newcastle upon Tyne, NE5 2GB

Offers Over : £135,000

****WELL PRESENTED FAMILY HOME IN A POPULAR RECENT DEVELOPMENT WITH EXCELLENT ACCESS TO NEWCASTLE CITY CENTRE, A1 & THE METRO CENTRE****

Greenvale Avenue, Newcastle upon Tyne, NE5 2GB

An ideal family home on a popular new build estate on the West of Newcastle City Centre. Ideally located within the catchment area for TWO OFSTED OUTSTANDING primary schools; Hilton Primary school and Beech Hill Primary school and the catchment area for the Studio West Academy secondary school. Nearby there is St James Retail Park where there is an Iceland, B&M bargains and Costa Coffee. There is also an Asda, Morrisons and Lidl in Nearby Westerhope and is less than 3 miles from Kingston Park where there is a Tesco superstore, Matalan, Tk Maxx, Boots and Next. There is excellent access the the A1 and A69 and also Newcastle City Centre and the Metro Centre, by both bus and road links.

Entrance Hall

Living Room 3.19m x 4.22m (10'6" x 13'10") At Largest

Well presented bright living room with cupboard providing ample storage under the stairs



Kitchen 3.04m x 4.12m (10'0" x 13'6")

Modern fitted kitchen with a selection of wall and base units, integrated gas hob and electric oven and space for fridge freezer, dishwasher and washing machine and also space for a dining table. There are french doors which open to the rear enclosed garden

Downstairs WC/Cloaks

wc and basin

Stairs To First Floor Landing

Bedroom One 2.50m x 4.14m (8'2" x 13'7")

Double bedroom to the rear of the property with built in wardrobes

Bedroom Two 2.71m x 2.15m (8'11" x 7'1")

Single bedroom to the front of the property

Bathroom

Partially tiled Family bathroom with three piece white suite



Stairs to Second floor landing

Master Bedroom 4.14m x 0.00m (13'7" x 0'0")

Impressive open plan master bedroom with built in wardrobes

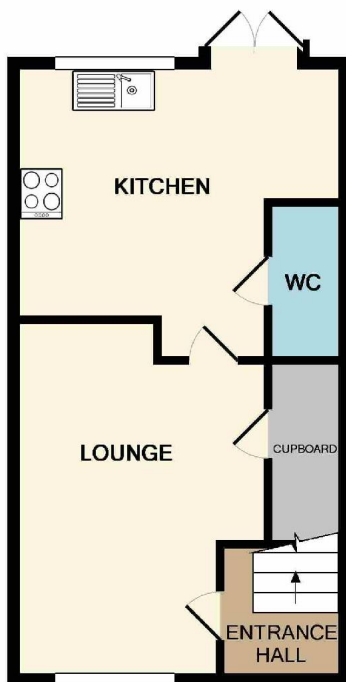
En-Suite

En- suite shower room with wc and basin

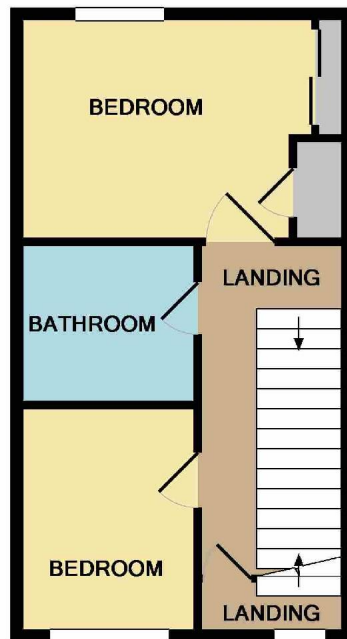




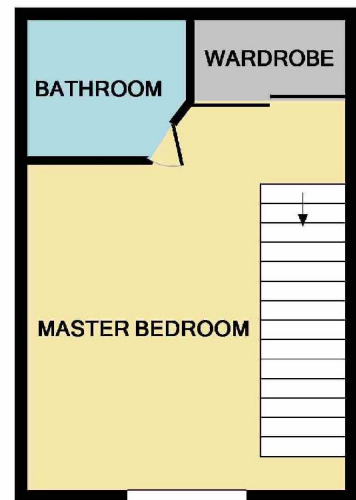
The property briefly comprises entrance hall leading to living room with ample under stair storage, ideal for hiding away toys, hoovers and coats. The kitchen is fitted with wall and base units and integrated gas hob and electric oven, with space for fridge/freezer, washing machine and dishwasher. There is a downstairs WC leading from the kitchen, handy for if you're entertaining or looking after the children. To the first floor there is a double bedroom and a single bedroom and family bathroom with three piece bathroom suite. On the second floor there is a impressive large master bedroom with an en-suite shower room, this is the bedroom that will make your friends and family envious. Externally there is a garden to rear laid to lawn with a patio area and there is a separate garage with parking space in front. The property benefits from solar panels, gas central heating and double glazing



GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis. XXXX Printed by Ravensworth 01670 713330

676 West Road, Newcastle upon Tyne, NE5 2UR

FAX 0191 2742 701

EMAIL Newcastle@NorthwoodUK.com