

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12A Thirlmere Place, Clayton, Newcastle, ST5 3QJ

£180,000

- Two Bedrooms
- Dining Room
- White Bathroom Suite
- Landscaped Rear Garden
- Open Plan Living Room
- Modern Fitted Kitchen
- On Street Parking
- Open Outlook

Location, Location, Location - this house has that... and MORE!

Located at the end of Thirlmere Place, overlooking green playing fields you will find this beautiful home!

The accommodation comprises a welcoming entrance hall and open-plan living room with patio doors into the garden. There is a separate dining room which leads through to the modern fitted kitchen with integrated appliances such as oven, hob and dishwasher.

Upstairs you will find two double bedrooms and a modern bathroom with a white suite and part-tiled walls. The garden is beautifully landscaped to include a paved patio, raised decking with a pergola and a purpose built bar!

Walking distance from great local schools, shops and bus routes - this has to be top of your list.

Contact us today to arrange your viewing.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Radiator. Stairs to the first floor.

### LOUNGE

19'11 x 10'0 (6.07m x 3.05m)

Grey laminate flooring. Radiator. UPVC double glazed bay window and UPVC double glazed patio doors.

### DINING ROOM

9'3 x 8'6 (2.82m x 2.59m)

Tiled flooring. Radiator. UPVC double glazed window. Under stairs pantry with window.

### KITCHEN

13'6 x 5'6 (4.11m x 1.68m)

Range of gloss white wall cupboards and base units with a gas hob, electric oven, dishwasher and fridge freezer. Two UPVC double glazed windows. UPVC external door. Tiled flooring. Tiled splashback. Utility cupboard with washing machine and gas combi boiler.

## FIRST FLOOR

## LANDING

Grey fitted stair and landing carpet. UPVC double glazed window. Storage cupboard.

### BEDROOM ONE

14'5 x 9'4 (4.39m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage with hanging rail.

### BEDROOM TWO

11'3 x 10'4 (3.43m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

6'4 x 5'7 (1.93m x 1.70m)

White suite consisting of a bath with shower over, pedestal wash basin and wc. Part tiled walls. Chrome heated towel rail radiator. UPVC double glazed window. Extractor fan.

## OUTSIDE

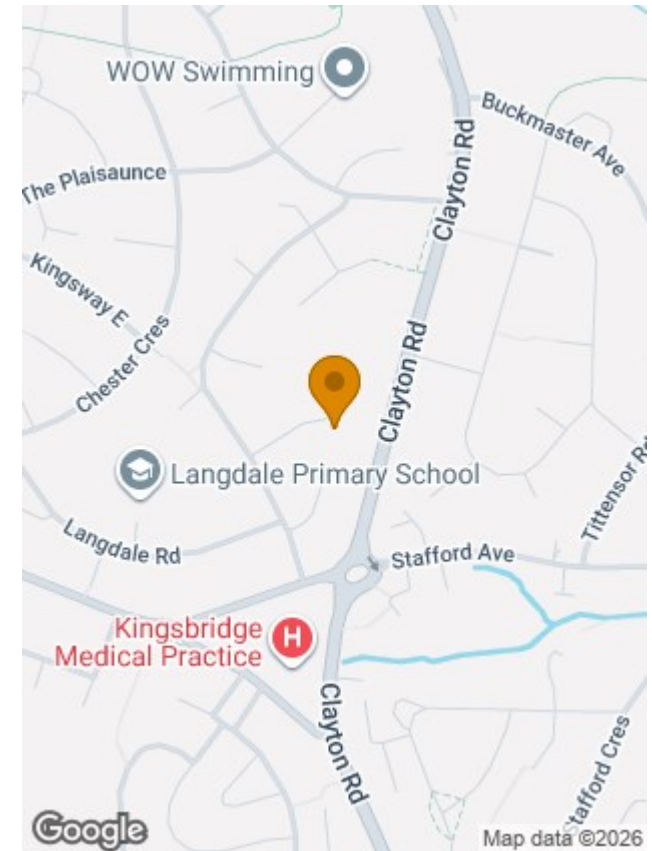
The property has a low maintenance gravelled front garden and an open outlook to playing fields across the road. There is on street parking.

The landscaped and private rear garden consists of a paved patio, pergola, garden shed and even a bar! There are external power sockets and an outside tap.





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



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

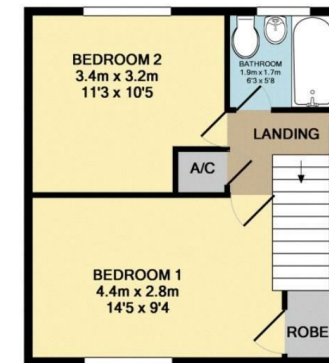


### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.2 SQ.M.  
(433 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.5 SQ.M.  
(349 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.7 SQ.M. (782 SQ.FT.)

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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
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