

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



45 Knype Way, , Newcastle, ST5 8JL

£140,000

- Three Bedrooms
- New Combi Boiler
- White Bathroom Suite
- Huge Rear Garden
- Kitchen With Dining Space
- GF Cloaks/Wc
- On Street Parking

An exceptionally presented three bedroom semi-detached house. We know you will be impressed with this property!

There's a modern kitchen with open dining space which includes an integrated electric oven and hob, a comfortable lounge and even a downstairs toilet.

Upstairs are three generous bedrooms all with bespoke storage space and the bathroom has a new white suite with shower over the bath.

Outside there is parking available on Knype Way and a huge garden to the rear.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Double glazed front door. Fitted floor mat. Herringbone style vinyl flooring. Radiator. Shelf unit. Stairs to the first floor.

### LOUNGE

13'08 x 10'04 (4.17m x 3.15m)

Grey fitted carpet. Large UPVC double glazed window. Radiator.

### KITCHEN WITH DINING AREA

20'10 x 8'06 (6.35m x 2.59m)

Gloss grey fitted kitchen with integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Two UPVC double glazed windows. Radiator. Spotlights. Herringbone style vinyl flooring. Cupboard containing the new combi boiler.

### LEAN-TO

Tiled flooring. External door. Downstairs W/C

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

12'01 x 10'03 (3.68m x 3.12m)

Fitted carpet. UPVC double glazed window. Radiator. Two integral wardrobes with shelves.

## BEDROOM TWO

13'06 x 8'07 (4.11m x 2.62m)

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

## BEDROOM THREE

9'01 x 8'07 (2.77m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Built in drawer unit.

## BATHROOM

7'0 x 5'05 (2.13m x 1.65m)

White suite consisting of a p shaped bath with shower over, wc and wash basin. PVC panelled walls. Vinyl flooring. Radiator. UPVC double glazed window.

## OUTSIDE

There is an enclosed garden to the front of the property with on street parking.

The large rear garden has a grass lawn.





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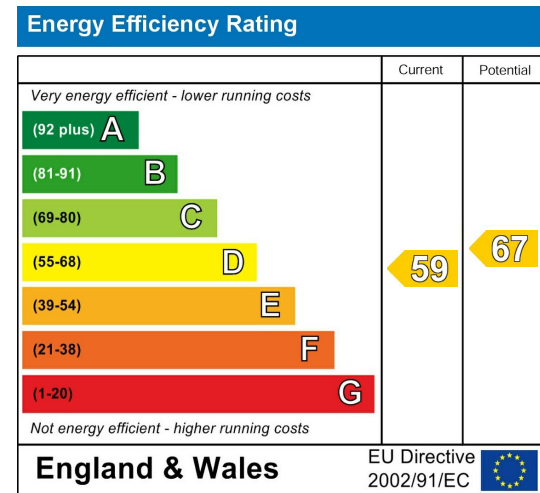
**MATERIAL INFORMATION**

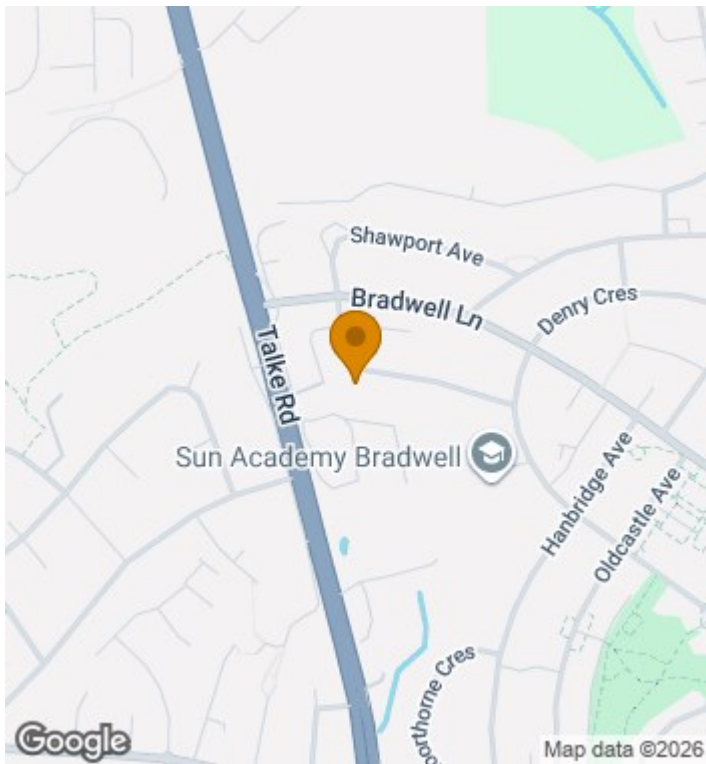
Tenure - Freehold

Council Tax Band - A



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#### 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.

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)

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