

34 Elmwood Park  
Gardens  
Newcastle Great Park  
Newcastle Upon Tyne  
NE13 9DP

Guide Price  
£400,000



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- Immaculately Presented 5 Bedroom Family Home
- Spacious and Flexible Living Accomodation
- Open Plan Kitchen Diner
- Gas Central Heating
- Cul-de-Sac Location
- Balcony to the Second Floor Bedroom
- 2 Bedrooms with En-Suites
- No Upper Chain Involved
- Sealed Unit Double Glazed Windows
- EPC B | Council Tax Band F



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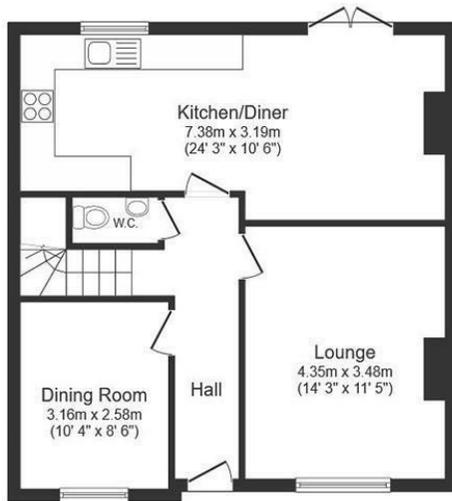


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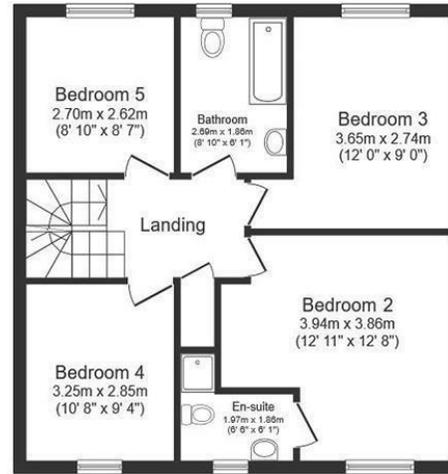
B





### Ground Floor

Floor area 56.7 sq.m. (610 sq.ft.)



### First Floor

Floor area 56.4 sq.m. (607 sq.ft.)



### Second Floor

Floor area 30.5 sq.m. (329 sq.ft.)

Total floor area: 143.6 sq.m. (1,546 sq.ft.)

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).



EPC Rating: B  
Council Tax Band: F

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. The agent has not tested any equipment, services, fixtures or fittings and makes no representation regarding their condition.

#### CONTACT

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