



## 4 bed town house to buy in NE15

Appletree Court, Walbottle, Newcastle upon Tyne, Tyne and Wear, NE15 8LD

# £195,000

🏠 x4 🚗 x2 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ FOUR BEDROOM TOWNHOUSE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ OPEN PLAN KITCHEN / DINER
- ✓ TWO FAMILY BATHROOMS / GROUND FLOOR CLOAK
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this splendid four-bedroom townhouse situated in the charming neighbourhood of Walbottle, Newcastle Upon Tyne. This property embodies the perfect fusion of classic architecture with modern comfort, a captivating prospect for anyone planning to make their new home in this community.

As you step inside the property, you will be greeted by a cosy reception area. The heart of the home is undoubtedly the bright and airy lounge, an ideal space for relaxation where natural light flows generously, enhancing the room's spaciousness.

The stunning open plan modern fitted kitchen/diner is located on the ground floor with views of the rear garden. This well-appointed area features modern fittings and finishes, offering a welcoming environment for family meals and entertaining guests.

Of the house's four well-proportioned bedrooms, each allows an abundance of light to filter through, creating an inviting atmosphere for relaxation and peaceful slumber. The property is serviced by two well-equipped bathrooms and a ground floor cloak, avoiding the morning rush for shower time.

This exceptional townhouse offers a unique opportunity for those longing for an elegant and comfortable family residence, or for investment-seekers eyeing properties in Walbottle. This beautiful home is an absolute must-see, promising to deliver a vast array of comforts to its future occupants.

Do not hesitate to get in touch with us at Pattinson Estate Agents to arrange a viewing and experience the many features of this incredible home firsthand.

Council Tax Band: C

Tenure: Freehold

Price: £195,000

Property Type: Town House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Double block paved driveway leading to entrance and garage;



## Entrance/Hallway

4.90m x 2.08m (16'0" x 6'9")

Part glazed hardwood door leading to entrance, stairs to all floors, gas central heating radiator, built in storage;



## Cloak

1.85m x 0.88m (6'0" x 2'10")

Double glazed window to front aspect, wall mounted wash hand basin, w.c, gas central heating radiator, vinyl flooring;



## Kitchen / Diner

3.40m x 4.86m (11'1" x 15'11")

A range of wall & base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, combi boiler, gas central heating radiator, vinyl flooring, double glazed windows to rear aspect, glazed door leading to garden;



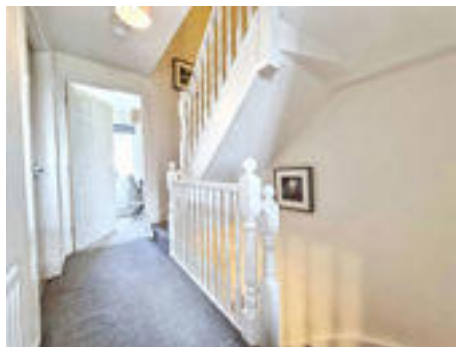
## Kitchen / Diner.



## First Floor Landing

2.95m x 2.01m (9'8" x 6'7")

Stairs to second floor, gas central heating radiator;



## Lounge

3.43m x 4.83m (11'3" x 15'10")

Double glazed windows to rear aspect, gas central heating radiator;



## Bedroom Three

3.44m x 2.71m (11'3" x 8'10")

Double glazed window to front aspect, gas central heating radiator;



## En-suite

1.37m x 2.69m (4'5" x 8'9")

A suite comprising; Shower cubicle with electric shower over, pedestal wash hand basin, w.c, electric towel radiator, recess lighting, extractor, vinyl flooring;



## Bedroom Four

1.87m x 2.03m (6'1" x 6'7")

Double glazed window to front aspect, gas central heating radiator;



## Second floor landing

Loft access, doors to;



## Bedroom Two

3.51m x 3.64m (11'6" x 11'11")

Double glazed window to front aspect, gas central heating radiator;



## Bedroom One

4.85m x 2.68m (15'10" x 8'9")

Double glazed window to rear aspect, gas central heating radiator;



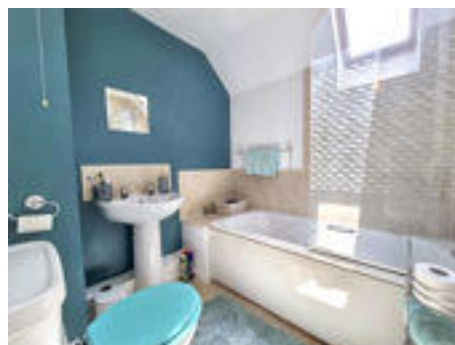
## Bedroom One.



## Family Bathroom

1.93m x 2.04m (6'3" x 6'8")

A suite comprising; bath with mains shower over, pedestal wash hand basin, w.c, part tiled walls, extractor, electric chrome towel radiator, vinyl flooring, Velux skylight;



## External Rear

Private enclosed lawned garden, paved patio leading from Kitchen / diner, external lighting;



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## Garage

*4.87m x 2.54m (15'11" x 8'4")*

Up and over door;



Total floor area: 122.3 sq.m. (1,316 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). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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<https://www.alignsurveyors.co.uk/>

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