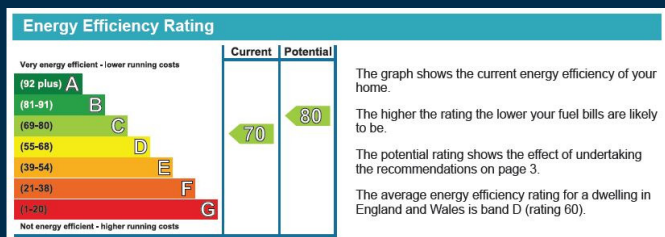




Foster Maddison are pleased to welcome to the sales market this beautifully presented, 3 bedroom town house with private garden, balcony and allocated parking. Situated in a desirable residential area on the banks of the river Tyne, Merchant Wharf is ideally located within easy walking distance of the City Centre and all its amenities. Viewing is important to appreciate the quality of accommodation being offered.

- Available to purchase with no upper chain
- Excellent riverside location
- Within walking distance of Quayside & City
- Master bedroom with ensuite and balcony
- Large, well proportioned living space
- Allocated parking for two cars



SERVICES

Mains water, electricity, drainage and natural gas are connected to the property.

HEATING

Gas central heating

TENURE

Freehold

COUNCIL TAX BAND:

Council Tax Band D

LOCATION

Merchants Wharf, St. Peters Basin, Newcastle, NE6 1TR

OFFICE REF 0741

DETAILS PREPARED

October 2017

IMPORTANT NOTICE

Foster Maddison, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are

approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Foster Maddison has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DESCRIPTION

A beautifully presented, 3 bedroom town house, situated in a desirable residential area on the banks of the river Tyne, Merchant Wharf, close to the Riverside as well as Newcastle City Centre and all its amenities. The property briefly comprises of:

Hallway

Leading to staircase and all ground floor rooms

Utility Room

Leading from the entrance hallway is the utility room, which provides useful extra storage space, with the addition of a sink and plumbing facilities for a washing machine.

Downstairs W/C

Leading from the hallway is the downstairs W/C complete with toilet and hand basin.

Kitchen & Dining area

The Kitchen and dining area offers a bright and airy social living space with patio door access, leading to the garden. It benefits from integrated appliances, plenty of storage cupboards and large breakfast island.

Patio Garden

Leading out from the kitchen / dining area is a nicely proportioned, private patio garden with small trees and bushes. This space provides an excellent area to unwind and enjoy a BBQ in the warmer months.

Lounge/ Living room

The first floor lounge is an excellent spacious room with triple aspect windows overlooking Dobson Crescent and its surroundings.

Bedroom 3

The third bedroom, currently used as office space, but is spacious enough to accommodate a double bed and wardrobe. The bedroom overlooks the front of the house.

Bedroom 2

The second bedroom overlooks the front of the house and well proportioned to easily accommodate a double bed and storage units.

Master Bedroom

Bedroom 1, the master bedroom, located on the third floor benefits from having wooden effect flooring, large patio doors leading to a private balcony overlooking Dobson Crescent, as well as having its own

En-suite shower room.

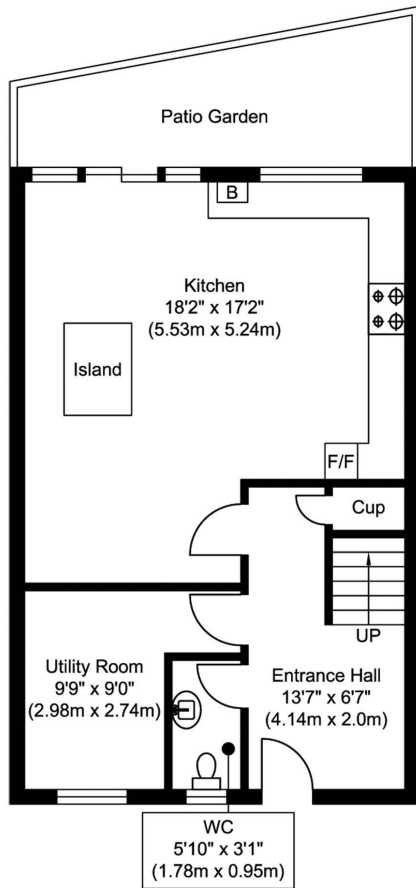
En-suite

Leading from the master bedroom, the en-suite comes with w/c, wash basin, a heated towel rail and a large, tiled, open shower area with glass partition complete with power shower.

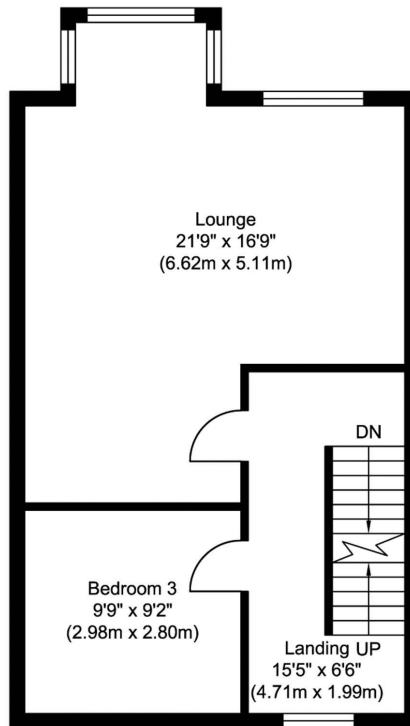
Family Bathroom

The family bathroom has a large contemporary bath tub, w/c and wash basin as well as a chrome heated towel rail.

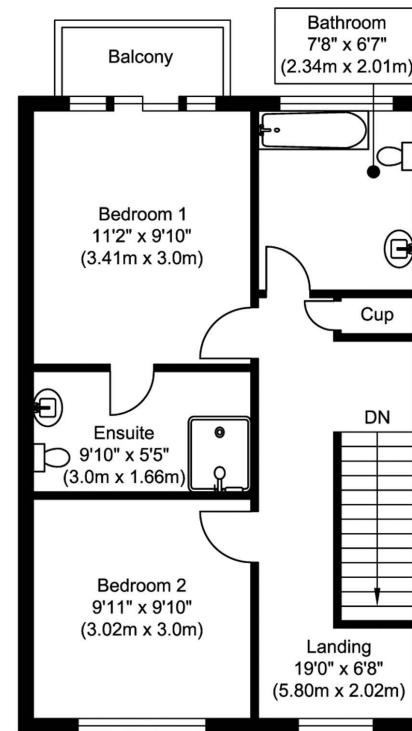




Ground Floor
Approximate Floor Area
471.99 sq. ft.
(43.85 sq. m)



First Floor
Approximate Floor Area
494.49 sq. ft.
(45.94 sq. m)



Second Floor
Approximate Floor Area
471.99 sq. ft.
(43.85 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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