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ESTATE AGENTS

# Poynings Close, Tudor Grange

Newcastle upon Tyne, Tyne and Wear

**Inviting offers in excess of £230,000**



- Freehold - Semi detached Property
- Two reception rooms - Three double bedrooms
- Open plan Kitchen/Dining/Family Room
- Separate utility room - Downstairs WC
- Family bathroom - Front & Rear Gardens
- Driveway offering off street parking
- New Boiler



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# Incredible Location

## Summary:

**Inviting offers in excess of £230,000 for this generously proportioned three bedroom semi detached property pleasantly placed within Poynings close, a popular sought area of Tudor Grange. This home is close to a range of local shops, schools, supermarkets, Newcastle international Airport and the A1. The property briefly comprises: entrance hall, WC, two reception rooms, kitchen/dining/family room, utility room, three double bedrooms and the family bathroom. Additionally, the house includes off street parking along with front and rear gardens. Due to the location and accommodation on offer, we envisage a high amount of interest and encourage an early viewing.**





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## *Internally*

**The property is entered through a modern composite door into a welcoming central hallway, allowing access to the WC, front facing living room, kitchen/dining/family room to the rear of the property, reception room/playroom and stairs to the first floor with handy storage area underneath. The living room is light and airy, decorated in modern tones with fitted carpet and centre focal point electric fire with surround. The kitchen/dining/family room includes: a separate utility room, french doors leading to the rear garden and has an extensive range of white shaker style kitchen units with contrasting laminate worktop. Appliances include: dishwasher, eye level oven and induction hob with extractor hood above. Adjacent to the living room, is a second reception room which is currently being used as the playroom. If necessary this area could be easily be converted back to a garage if extra storage was required.**

**The first floor landing has a storage cupboard and allows entry into all three double bedrooms and the family bathroom. All of the bedrooms have fitted carpet, the main bedroom has the benefit of fitted sliding wardrobes, bedroom two provides access the boarded loft and bedroom three has a convenient storage cupboard above the stairs. The family bathroom has neutral decor with part tiled walls, chrome ladder radiator and is fitted with a modern three piece bathroom suite: fitted bath, pedestal washbasin and low level WC.**

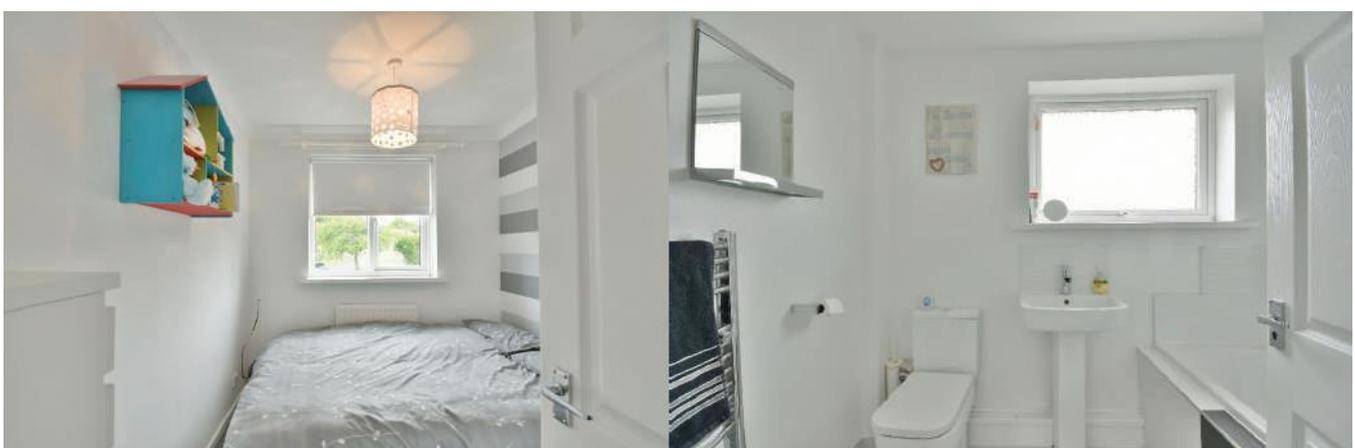


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# Poynings Close

## Internal Photos





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# Externally

**The front of the property provides a tarmac driveway with garden laid to lawn, low level hedging and decorative gravel.**

**The rear west facing garden has a raised decked area leading to an area of paving with decorative gravel, lawn and surrounding fence.**



# FLOOR PLAN



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- Living Room** - 5m x 3.8m (16'4" x 12'5")
  - Kitchen/Dining/Family** - 3.5m x 8.6m (11'5" x 28'2")
  - Utility Room** - 1.8m x 2.6m (5'10" x 8'6")
  - Downstairs WC** - 2m x 1m (6'6" x 3'3")
  - Main Bedroom** - 3.05m x 4.47m (10'0" x 14'7")
  - Bedroom 2** - 3.05m x 2.77m (10'0" x 9'1")
  - Bedroom 3** - 2.77m x 2.31m (9'1" x 7'6")
  - Bathroom** - 1.63m x 2.31m (5'4" x 7'6")
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**SELLING PRICE OFFERS IN EXCESS OF £230,000**

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## Disclaimer

**Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.**