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FALCON WAY, KENTON BANK FOOT, NEWCASTLE UPON TYNE, NE13

Offers Over £270,000

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Immaculately presented three-bedroom semi-detached home forming part of Phase 2 of the Woolington Grange development in Kenton Bank Foot, Newcastle Upon Tyne. Built by Taylor Wimpey in the popular "Gosford" style, the property offers well-balanced accommodation and is presented in excellent condition throughout.

The ground floor comprises a welcoming living room and an open-plan kitchen-diner fitted with integrated appliances, together with a convenient downstairs WC. To the first floor are three bedrooms, including a master bedroom with en-suite shower room, in addition to a family bathroom serving the remaining accommodation.

Externally, the home benefits from a private rear garden with patio area, side access, and an allocated parking space to the rear. Positioned within this modern and well-regarded development, the property is ideally suited to families and professionals seeking a contemporary home within a popular residential setting.

Falcon Way is ideally positioned for access to local amenities, with Kingston Park Shopping Centre a short distance, good schools nearby and it benefits from good transport links, with Bank Foot Metro Station less than half a mile from the property, and regular buses to Ponteland, Darras Hall and Morpeth and Newcastle.

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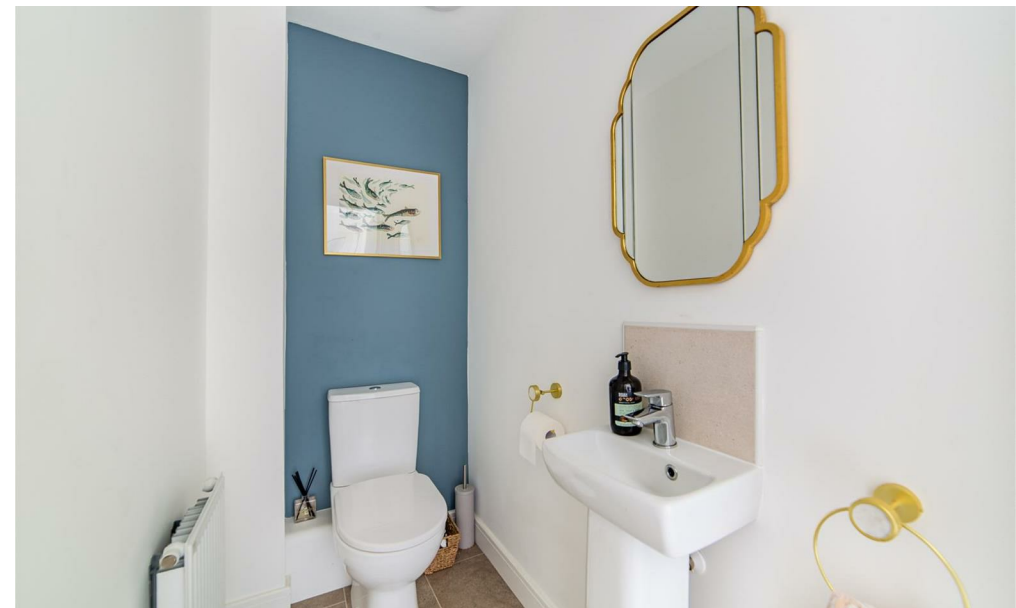
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The internal accommodation comprises: Upon entering the property, you step into the entrance hallway. To the right-hand side is a small storage cupboard housing the consumer unit, which also provides practical shoe storage. To the left is access into the living room, a good-sized and neutrally decorated space that feels warm and welcoming on entry.

From the living room, a door leads through to the open-plan kitchen-diner positioned at the rear of the property. As you enter the kitchen, there is a useful under-stairs storage cupboard to the right and a convenient downstairs WC to the left. The kitchen is again neutrally decorated and fitted with a range of wall and floor units. Integrated appliances include an induction hob, slimline dishwasher, washing machine, waist-height oven and grill, and a fridge-freezer. French doors open from the dining area into the rear garden, providing a pleasant connection between indoor and outdoor space.

The staircase, located within the entrance hallway, rises to the first floor where there are three bedrooms, comprising two doubles and one single. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, to the front the property is set back from the road with a small front garden. To the rear, there is allocated parking for two cars, accessed via a short walk around the property. The rear garden is a good size, predominantly laid to lawn with a paved patio area, and benefits from a good degree of privacy as it is not directly overlooked.



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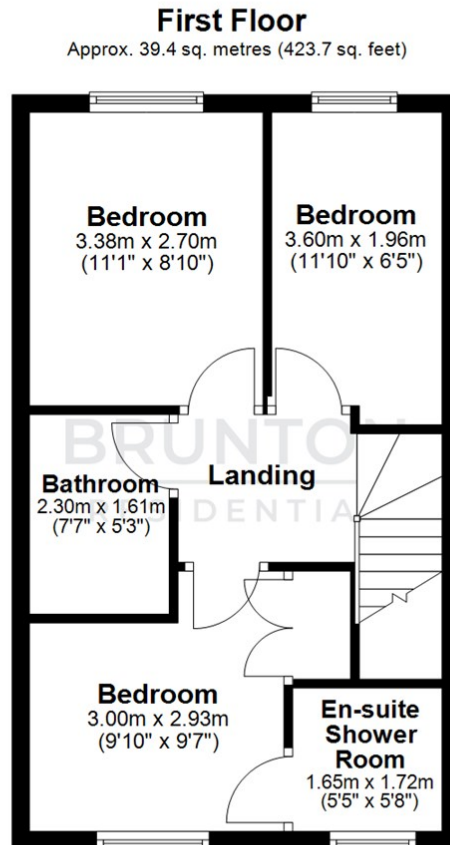
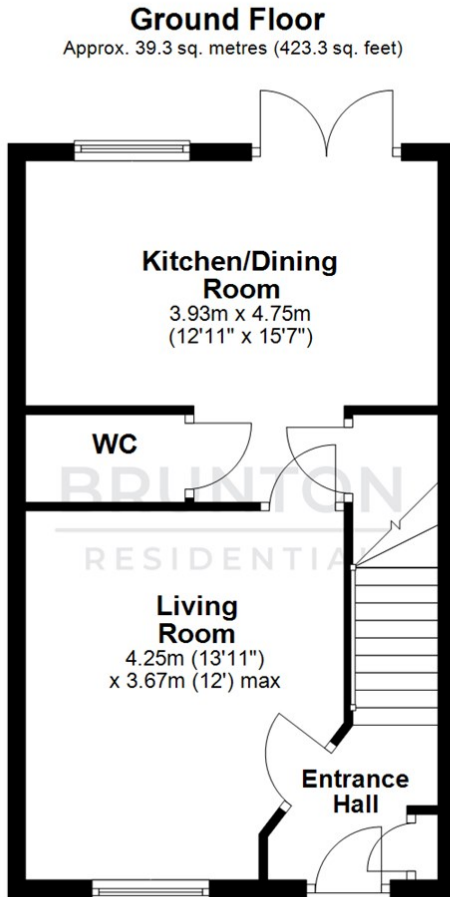
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TENURE : Freehold

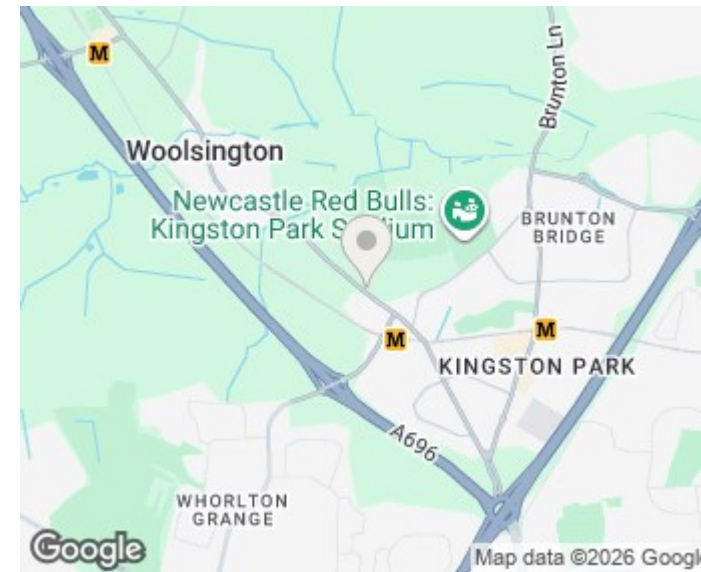
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	