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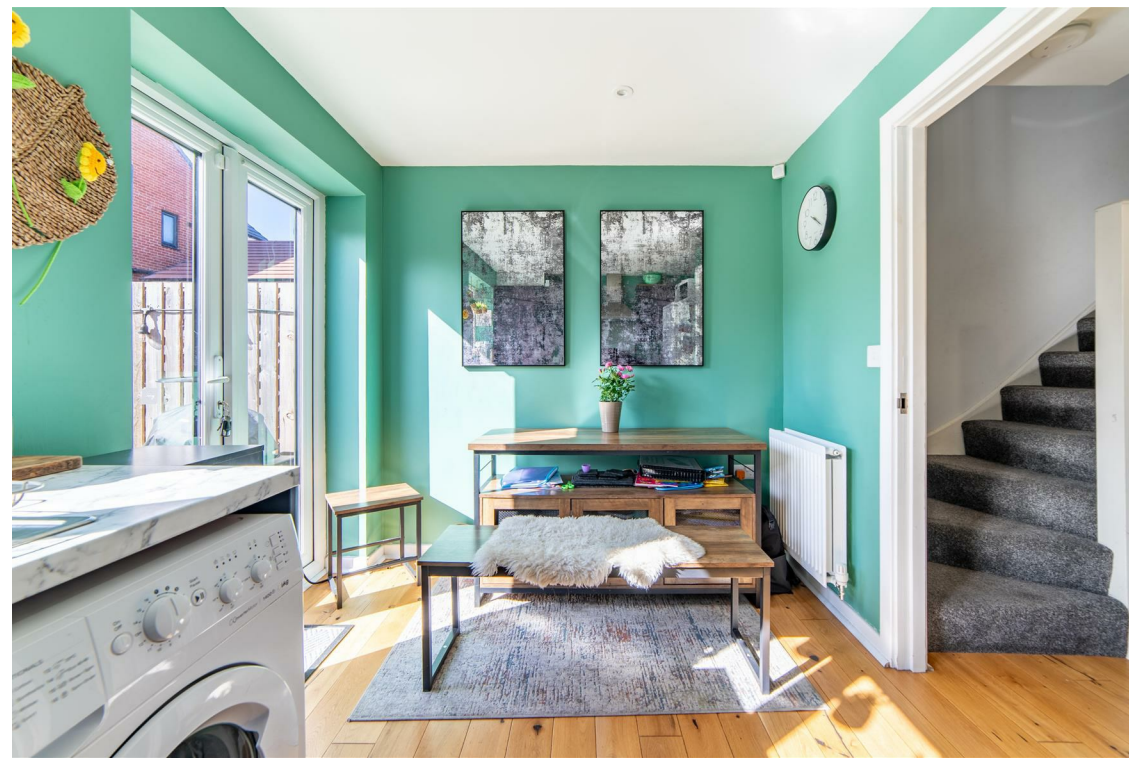
SWALLOWTAIL PLACE, NEWCASTLE UPON TYNE, NE13

Offers Over £209,950

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Well-presented three-bedroom mid-terrace house located in Swallowtail Place, Newcastle Upon Tyne.

The property is arranged over three storeys and includes a lounge and kitchen/breakfast room along with a ground floor WC, with two bedrooms and a family bathroom positioned on the first floor and a further bedroom on the top floor. Externally, the property benefits from private parking and an enclosed rear garden.

Situated within the popular residential area of Great Park, the property is well placed for access to a range of local shops, supermarkets and everyday amenities, along with well-regarded schools nearby. There are good transport links available, including road and public transport connections, providing convenient access into Newcastle city centre and surrounding areas, making it suitable for first-time buyers, families and professionals.

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The internal accommodation comprises: an entrance porch leading into the lounge, with stairs leading up to the first floor and further access through to an inner hallway where there is a convenient WC and access into the kitchen/breakfast room.

The lounge is positioned at the front of the property and provides a well-proportioned living space with a front-facing window allowing for good natural light. To the rear, the kitchen/breakfast room is fitted with a range of wall and base units with worktop space, incorporating integrated appliances and plumbing for additional appliances, with space for dining. French doors open out to the rear garden, creating a bright and practical area.

The first floor landing gives access to two bedrooms and a modern fitted family bathroom, which is fitted with a bath with a shower over, a wash basin and a WC. The second-floor landing includes storage and gives access to a spacious third bedroom, which spans the top floor and features Velux-style windows.

Externally, the property benefits from private parking at the front. To the rear, there is an enclosed garden with a patio area and artificial lawn, along with a timber shed, providing a low-maintenance outdoor space.



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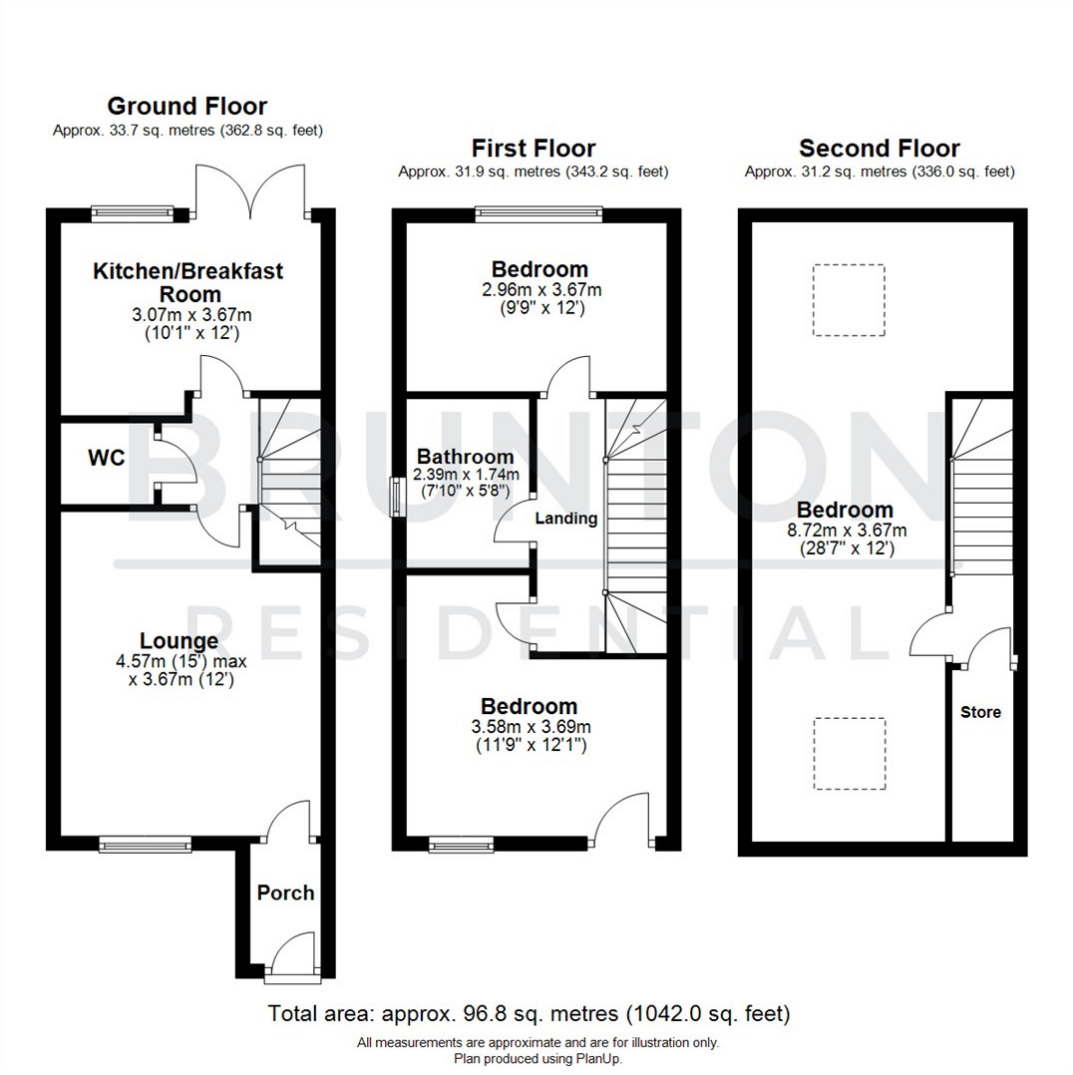
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	