



North Farm Court| Throckley | NE15 9DW

£255,000



4



2



3

Mid Terrace Town House

Four Bedrooms

Three Bathrooms

Breakfasting Kitchen

Rear Garden

Cloakroom/W.C

Spacious Lounge

Detached Garage

ROOK
MATTHEWS
SAYER

Presenting an excellent opportunity for families, this spacious four-bedroom mid terraced townhouse is offered for sale at North Farm Court, Throckley, Newcastle upon Tyne, NE15. Situated in a sought-after residential area, the property benefits from proximity to excellent public transport links, highly regarded nearby schools, and a variety of convenient local amenities.

On entering, you are welcomed into a generous reception room, providing a perfect setting for both relaxing and entertaining guests. The modern kitchen is well-appointed, offering ample space for meal preparation and dining, making it ideal for everyday family living.

The property features four good-sized bedrooms. The first and second bedrooms are complemented by contemporary en-suite facilities, delivering additional privacy and convenience for occupants. A further family bathroom serves the remaining bedrooms, ensuring comfort across the home. The detached garage is situated at the rear of the property.

Designed with family life in mind, this residence combines functionality with comfort, providing flexible accommodation to cater for the changing needs of growing families. With its prime location, the home ensures easy access to essential transport routes and well-regarded schools, making school runs and commuting a breeze. The array of local amenities further adds to the appeal, offering shops, parks, and leisure facilities within easy reach.

This impressive townhouse presents a fantastic opportunity for families seeking a well-located and spacious home in Throckley. Early viewing is recommended to fully appreciate all that this property has to offer. For further details or to arrange a viewing, please contact our office today.

Hall
Fitted with storage cupboard, central heating radiator and stairway to the first floor.

Dining Room 15' 2" into bay x 8' 3" Max (4.62m x 2.51m)
Double glazed to the front and central heating radiator.

Cloakroom/W.C
Fitted with low level W.C, fully tiled, vanity wash basin with mirror, panelled bathtub and a double-glazed window to the rear.

Breakfasting Kitchen 16' 9" Max x 9' 7" ' Max (5.10m x 2.92m)
Fitted with wall and base units, plumbing for washing machine, double glazed window and door to rear.

First Floor Landing
Central heating radiator.

Lounge 16' 11"Max x 12' 7" Max (5.15m x 3.83m) (narrowing to 9'11" or 3.02m)
Double glazed window to the rear, two central heating radiators, television point, and double-glazed doors with Juliet balcony.

Bedroom Three 12' 3" plus wardrobes x 9' 7" (3.73m x 2.92m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Second Floor Landing
Airing cupboard, central heating radiator and loft access.

Bedroom One 12' 10" x 9' 7" (3.91m x 2.92m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite-
Fully tiled, fitted with a low-level W.C, pedestal wash hand basin, double shower cubicle, and a double-glazed window.

Bedroom Two 11' 1" Max x 9' 7" Max (3.38m x 2.92m)
Double glazed window to the rear and a central heating radiator.

Ensuite-
Fitted with low level W.C, pedestal wash hand basin with splash back tiles, shower cubicle, central heating radiator and tiled flooring.

Bedroom Four 7' 9" plus recess x 7' 0" (2.36m x 2.13m)
Double glazed window to the rear and a central heating radiator.

Externally
Small front garden with gravel area and steps to entrance. To the rear there is an enclosed lawn garden with paved seating area.

Detached Garage 18' 7" Max x 8' 1" Max (5.66m x 2.46m)
Door width 7' 2" (2.18m)
Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fiber to premises
Mobile Signal Coverage Blackspot: No
Parking: Detached garage to the rear

MINING

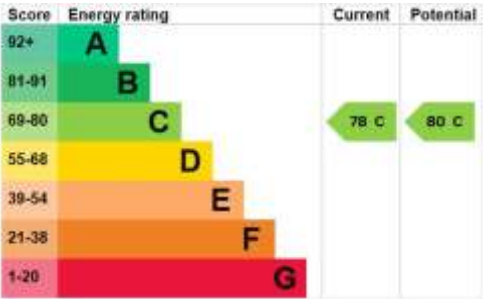
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D
EPC RATING: B

WD8305. BW.AF.02/12/25. V.2





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.