



Trinity Courtyard | St Peters Basin | NE6 1TS

£385,000

A great purchase opportunity available within a tranquil development in St. Peters Basin. A neutrally decorated well presented three-storey end of terrace house, enjoying views of the marina and a westerly facing garden.

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x3



x1



x2

Three Bedroom End Terrace House

Freehold

Larger Plot with Views of the Marina

**Ensuite Plus Separate Bathroom
& Downstairs WC**

Driveway & Garage

EPC Rating D / Council Tax Band E

Westerly Facing Garden & Balcony

**Recently Upgraded Windows,
Boiler & Consumer Unit**

For any more information regarding the property please contact us today

ENTRANCE HALL: (with access to garage): Double glazed entrance door, with under stairs cupboard, staircase to first floor and a double radiator.

LOUNGE: 19'11 x 16'10, (6.07m longest point x 5.12m longest point), two double glazed windows to rear, double glazed French door to side with access to balcony and two single radiators.

DINING KITCHEN: 16'9 x 16'8, (5.10m x 5.09m), fitted with a range of wall and base cupboards, work surfaces, double drainer sink unit, built in electric oven and hob, extractor hood, part tiled walls with wood floor, combination boiler, double radiator, double glazed window to rear and two double glazed French doors to rear.

MASTER BEDROOM: (second floor): 16'10 x 14'8, (5.12 wardrobe recess x 4.47m), one double glazed window to side and two double glazed windows to rear, with a fitted wardrobe and two single radiators.

EN SUITE BATHROOM: (off master bedroom): White 3 piece suite comprising of a paneled spa bath, pedestal wash hand basin, with a low level WC, part tiled walls, tiled floor, heated towel rail and an extractor fan.

BEDROOM TWO: (second floor): 9'8 x 10'8, (2.95m x 3.25m), double glazed window to front, with fitted wardrobes, a loft hatch and a single radiator.

BEDROOM THREE: (first floor): 9'6 x 10'8, (2.89m x 3.25m), double glazed window to front, with a single radiator.

BATHROOM WC: (first floor): 6'1 x 6'9, (1.85m x 2.06m), white 3 piece suite comprising of a bath with mains shower over pedestal wash hand basin and low level WC, tiled walls and tiled floor with a heated towel rail, extractor fan and double glazed frosted window to front.

SEPARATE WC: (ground floor): 3'2 x 6'8, (0.99m x 2.04m), low level WC, wash hand basin, double radiator and double glazed frosted window to front.

REAR/SIDE GARDEN: Graveled area with decked area and hedged/fenced boundaries.

GARAGE: 9'4 x 18'8, (2.85m x 5.70m), attached to side of property, up and over door with light and power points.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – some variable

Parking: Driveway

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.

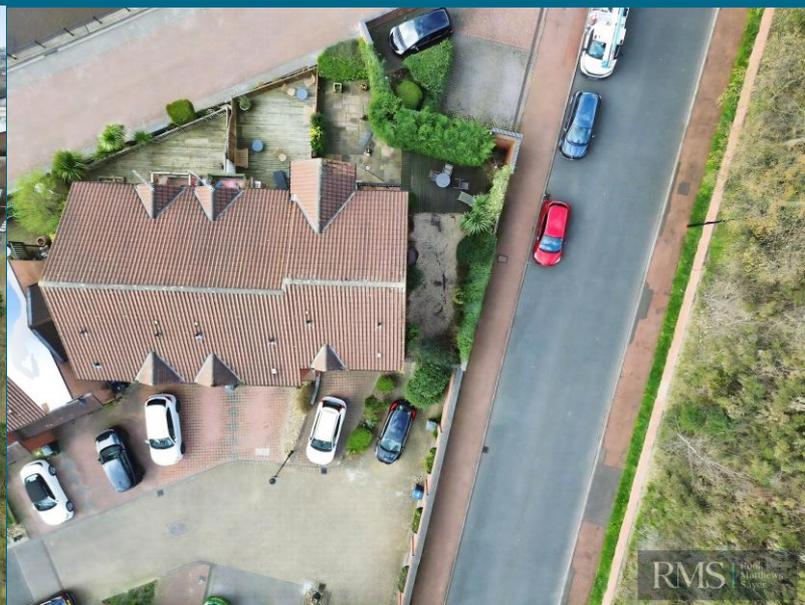
TENURE

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: E

EPC RATING: D

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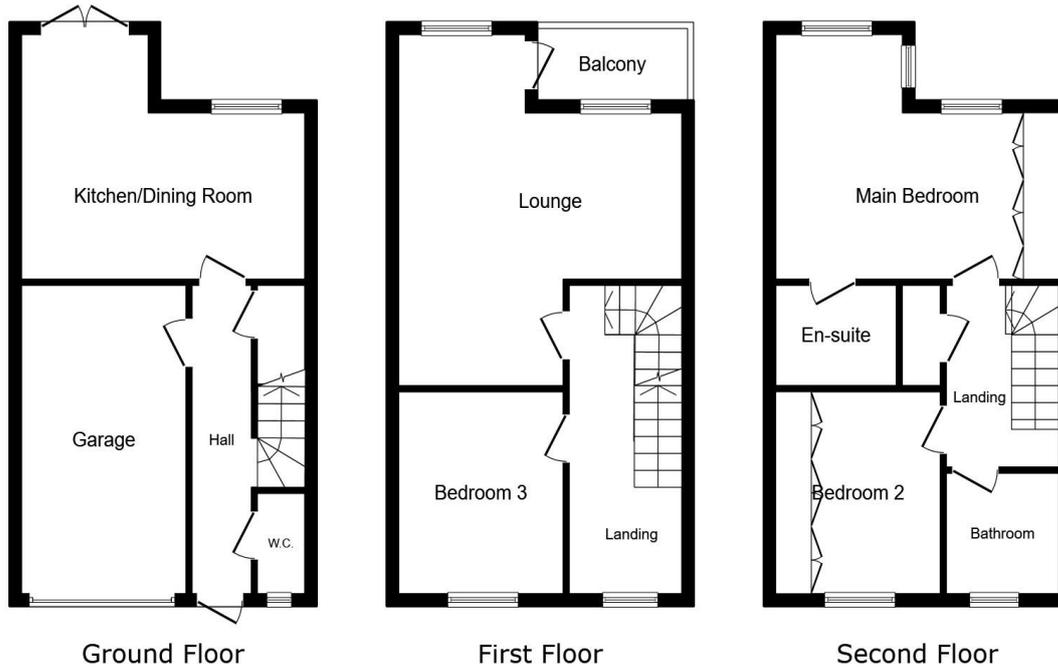


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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