



## Rosebud Close, Newcastle Upon Tyne, Tyne And Wear, NE16 3DF

Living Local is delighted to welcome to the market this beautifully presented three bedroom family townhouse on the ever popular Rosebud Close, Swalwell. To the ground floor you have a spacious lounge/dining area with patio doors to the enclosed garden, w/c and separate kitchen ideal for entertaining! To the first floor you have two double bedrooms and white suite family bathroom. The second floor boasts a great master suite with adjoining dressing room (currently used as a home office) and en-suite. With allocated parking to the front of the property and situated in a cul de sac a short journey from the Metrocentre and commutes to the A1 this property is sure to impress a wide range of buyers and simply not to be missed out on! Awaiting EPC.



**\*\*\*WELL PRESENTED\*\*\***

**Townhouse Family Home**

**Three Bedrooms**

**Allocated Parking**

**Enclosed Garden to Rear**

**Awaiting EPC**

**Offers Over £185,000**

**Lounge/ Dining Area 17' 9" x 9' 10" (5.41m x 3.00m)**

A real hub of the family home with patio door access to the garden area, dining areas and lounge spots a much loved room by the current vendors.

**Kitchen 12' 10" x 6' 1" (3.90m x 1.86m)**

A lovely feel gally kitchen with wall and base units for storage along with space for white goods and pleasant outlook over the street park across the road.

**W/C 5' 10" x 3' 3" (1.79m x 1.00m)**

W/C and Wash Basin.

**Bedroom 2 13' 2" x 11' 0" (4.02m x 3.36m)****Family Bathroom 6' 9" x 6' 6" (2.05m x 1.97m)**

A modern white suite with warm feel family bathroom featuring bath with overhead shower, w/c and wash basin.

**Bedroom 3 13' 2" x 11' 7" (4.02m x 3.54m)****Master Bedroom 15' 5" x 13' 2" (4.70m x 4.02m) Max**

With its Velux window and open plan feel to the dressing room and en-suite this is the perfect room for privacy from the rest of the house hold.

**Dressing Room 10' 8" x 6' 4" (3.25m x 1.93m)**

An additional open plan space from the main bedroom, this bonus room would make an ideal dressing room and is currently being utilised as a home office.

**En-Suite 6' 11" x 5' 9" (2.10m x 1.76m)**

This white modern suite benefits from walk in shower, w/c and wash basin.

**Externally**

Externally this lovely home holds an allocated parking space to the front of the property and enclosed garden to the rear ideal for entertaining.

**Additional Information**

This is a leasehold property with approximately 136 years remaining. The annal ground rent is £170 per annum. The vendor pays approximately £30 per month buildings insurance. We are awaiting an updated EPC Rating and the council tax band C.

**Important Note To Purchasers**

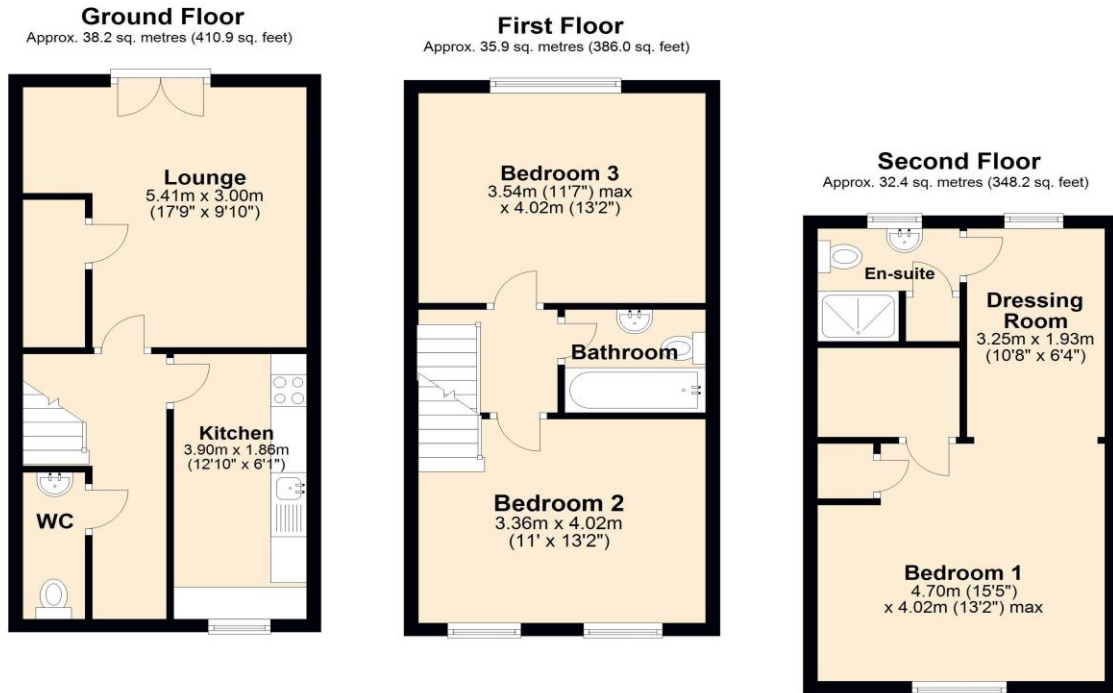
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







# Floorplan



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

**EPC Graph (full EPC available on request)**

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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