





- Popular Location
- Well Presented
- Three Bedroom
- Family Home
- En Suite Facility
- Freehold
- Allocated Parking
- Council Tax Band \*





**\*\* Video Tour on Our YouTube Channel | <https://youtu.be/3rKiBvOH3hQ> \*\***

Offered for sale with the benefit of no onward chain, this delightful, three-bedroom family home is situated in on the highly sought after Miller Close in Palmersville.

The property is within easy reach of local schools, shops, and public transport links, with further amenities offered in Newcastle city centre. The Metro service is also only a short walk away, providing access around the region.

Internally the property briefly comprises to the ground floor:- entrance hall, modern breakfast kitchen with fitted wall and floor units, ground floor WC, and a bright and airy lounge with French doors to the rear garden, To the first floor, there are three good-sized bedrooms; the main with an en suite facility, and there is also a three piece family bathroom WC. The property further benefits from gas central heating and double glazing.



Externally there is a garden to the front with gated side access to the charming rear garden, which features a patio area and lawn. There is also an allocated parking space.

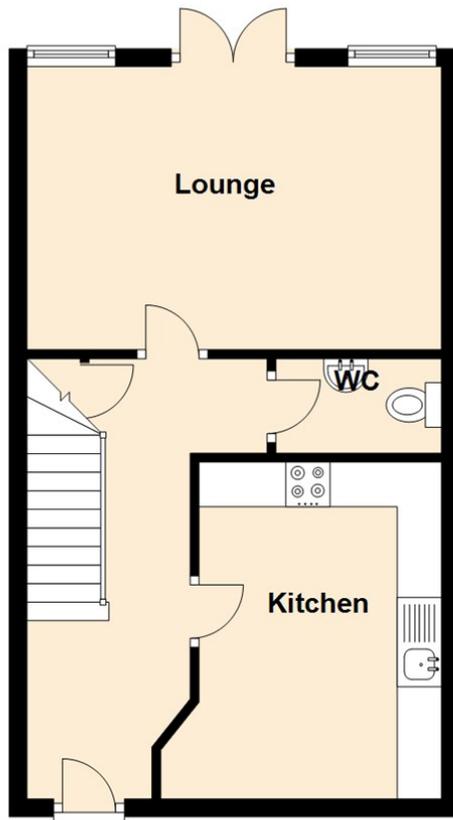
Early interest is anticipated. For more information and to book a viewing, please call our Heaton sales team on 0191 270 1122.

#### Tenure

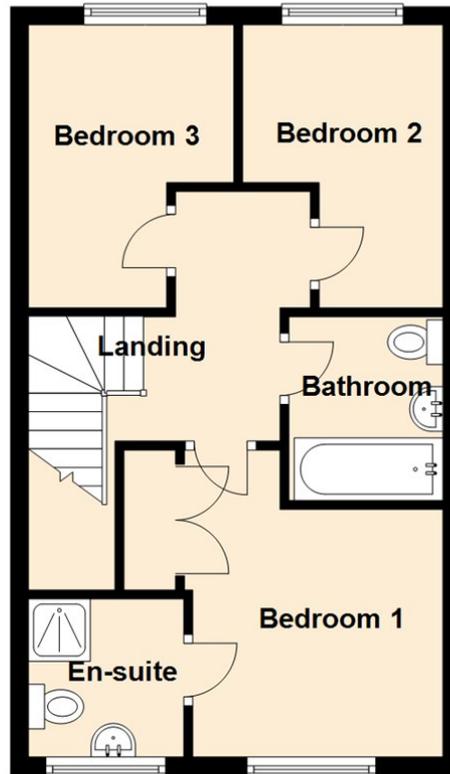
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

Ground Floor



First Floor



### The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680



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