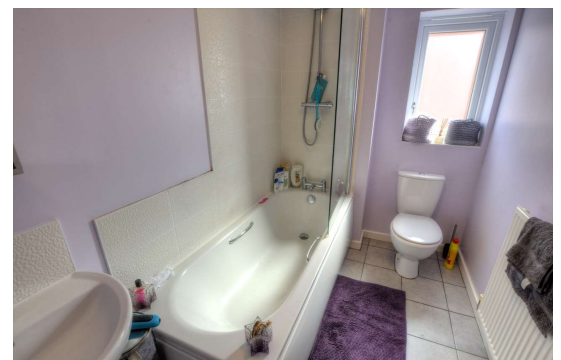




Vallum Place, Throckley

- End terrace house
- Three bedrooms
- Breakfasting kitchen
- Cloakroom/w.c
- Driveway for two vehicles to front

Offers Over £150,000



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Vallum Place, Throckley, NE15 9LW

We welcome to the market this very well presented end terrace family home situated on Vallum Place in Throckley.

The accommodation briefly comprises to the ground floor, an entrance hallway, cloakroom/w.c, lounge and a breakfasting kitchen. To the first floor landing there are three bedrooms and a family bathroom.

Other benefits include double glazing and gas central heating.

Externally there is a drive for 2 cars to the front with a patio and garden to the rear.

The property is within one mile to quality schools, shops and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways.

We highly recommend an early internal viewing to appreciate the accommodation on offer.

Entrance Hall

Central heating radiator and stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c, central heating radiator and a double glazed window to the front.

Lounge 14' 8" Max x 11' 8" Plus storage cupboard (4.47m x 3.55m)

Double glazed doors leading to the rear garden, central heating radiator and television point.

Breakfasting Kitchen 13' 5" Max x 11' 5" Max (4.09m x 3.48m)

L Shaped

Fitted with a range of wall and base units with work surfaces over, integrated appliances including gas hob with oven below and extractor hood over, fridge/freezer, dishwasher and washing machine, double glazed window to the front and a central heating radiator.

Landing

Loft access.

Bedroom One 14' 8" Including storage cupboard x 9' 7" Max (4.47m x 2.92m)

Two double glaze windows to the front, central heating radiator and storage cupboard.

Bedroom Two 9' 10" x 8' 4" (2.99m x 2.54m)

Double glazed window to the rear and central heating radiator.

Bedroom Three 6' 8" x 5' 11" (2.03m x 1.80m)

Double glazed window to the rear and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, panel bath with shower over and screen, pedestal wash hand basin, part tiled walls, central heating radiator and a double glazed window to the side.

Externally

Double drive to front and paved path to entrance.

Rear Garden

Enclosed lawn garden with paved patio area.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 155 years from and including 1st January 2016

Ground Rent: £175 per annum.

Council Tax Band: B

EPC Rating: B

WD7403/BW/EM/27.04.2023/V.2



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

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