



Derwent Gardens

Howdon, Wallsend

- Mid Town House
- Three Generous Bedrooms
- Sought After Location
- Family Bathroom with Shower
- Front and Rear Gardens
- No Onward Chain

£ 139,950

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ROOK
MATTHEWS
SAYER

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Derwent Gardens High Howdon, Wallsend

Double Glazed Entrance Door to:

ENTRANCE PORCH: door to:

LOUNGE/DINING ROOM: 19'5 x 11'4, (5.92m x 3.45m), spacious, light and airy front room, with feature fireplace and electric fire, radiator, double glazed window, door to:

BREAKFASTING KITCHEN: Generous family breakfasting kitchen, incorporating a range of, base, wall and drawer units, worktops, gas point, single drainer sink unit with mixer taps, plumbed for automatic washing machine, two large pantry cupboards, double glazed window, radiator

INNER HALLWAY: staircase to the first floor, radiator, under-stair cupboard, door to rear porch/utility, door to:

DOWNSTAIRS CLOAKS/W.C: low level w.c., hand washbasin

REAR PORCH/UTILITY: shelving and storage, door to rear garden

FIRST FLOOR LANDING AREA: storage cupboard housing combination boiler, loft access, door to:

BATHROOM: comprising of, bath, electric shower, hand washbasin, low level w.c., radiator, double glazed window

BEDROOM ONE: (front): three storage cupboards, radiator, double glazed window

BEDROOM TWO: (rear): 13'4 x 9'9, (4.06m x 2.97m), radiator, double glazed window

BEDROOM THREE: (front): radiator, double glazed window

EXTERNALLY: Pleasant and enclosed rear garden with lawn, paving and large storage shed, gated access. Lovely front garden with lawned area, wall and gate.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space to rear

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: A

EPC RATING: TBC

WB2268.AI. AJ. V.1



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