



Armstrong Road Wallsend

A beautifully updated end-link family home available with no onward chain! Presented to the highest of standards throughout and boasting an impressive entrance hallway, downstairs cloaks/wc., generous lounge, stunning dining kitchen with breakfast bar, integrated appliances and French door out to the rear garden area. There are three double bedrooms to the first floor and a fabulous, re-fitted bathroom with shower. This gorgeous property is located close to local shops, bus routes, Metro, schools and has excellent proximity to major transport links, including the A19 North and South/Tyne Tunnel. The property benefits from full gas radiator central heating system and double glazing. The garden to the rear is enclosed and benefits from a low maintenance patio and shed for storage, the front, block paved, double width driveway allows for off street parking. Offering excellent value for so many buyers, a superb opportunity to find your first purchase or family home!

£140,000

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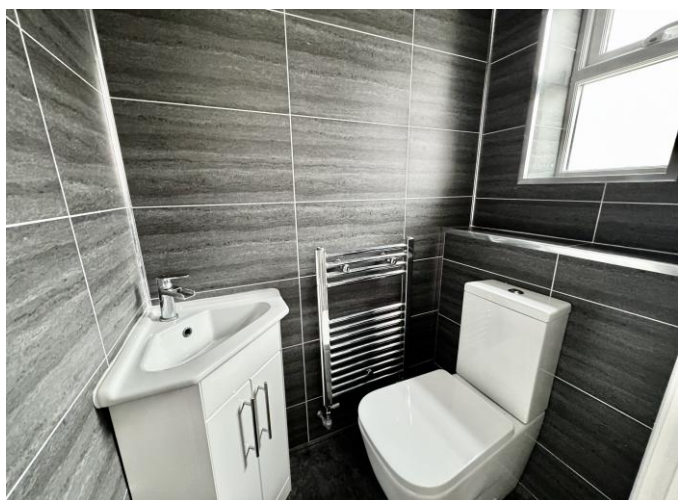


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Composite Entrance Door to:

ENTRANCE HALLWAY: high gloss tiled floor, radiator, double glazed window, staircase up to the first floor, door to:

DOWNSTAIRS CLOAKS/WC.: contemporary vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, panelled walls, double glazed window, tile effect flooring



LOUNGE: (front): 14'1 x 12'3, (4.29m x 3.73m), a spacious, light and airy front facing lounge with double glazed window, radiator, large under-stair cupboard, laminate flooring, door to:

DINING KITCHEN: (rear): 15'6 x 10'0, (4.72m x 3.05m), a stunning, re-fitted family dining kitchen with fitted breakfasting bar, the kitchen is fitted with a range of stylish, base, wall and drawer units, contrasting worktops, Range cooker, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, brick effect tiling, combination boiler, two double glazed windows, double glazed door out to the rear garden, high gloss, tiled floor

FIRST FLOOR LANDING AREA: large loft access, door to:

FAMILY BATHROOM: a beautiful, contemporary bathroom, comprising of, "L" shaped bath with mixer taps, chrome shower with large Forest Waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, panelled walls, tile effect flooring, chrome ladder radiator, storage cupboard with fitted shelving, double glazed window



BEDROOM ONE: (front): 13'6 x 8'10, (4.12m x 2.69m), radiator, double glazed window, laminate flooring

BEDROOM TWO: (rear): 13'0 x 8'0, (maximum measurements), radiator, laminate flooring, double glazed window

BEDROOM THREE: (front): 10'0 x 7'3, (3.05m x 2.21m), radiator, double glazed window, storage cupboard

EXTERNALLY: enclosed, recently landscaped garden area with paved patio, shed, outside tap, gated access to the front, block paved, double width driveway



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

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

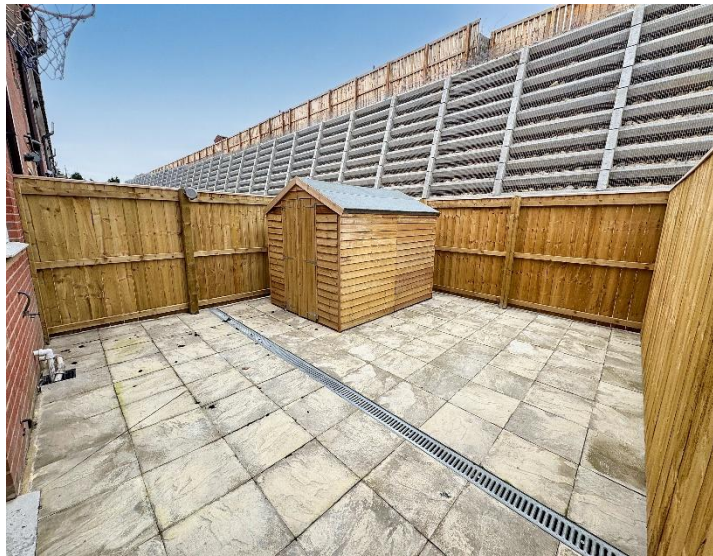
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

WB2943.AI.DB.12.02.2025 V1





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.

16 Branches across the North-East

