



Henley Gardens

Wallsend

A lovely family end of terrace property with delightful open aspect over field area. The rear garden is private and enclosed with a gorgeous South-Westerly aspect, ensuring long summer days and evenings. Available with no onward chain and located close to Metro, local shops, schools, bus routes and major transport links. Entrance hallway, large lounge through dining room with feature bow window, fireplace, electric fire and patio doors out to the rear garden, excellent size family kitchen with doors out to the garden and into the versatile lean to space, providing access from the back to the front of the property, electric point. Three generous bedrooms to the first floor, the principle bedroom with large walk-in cupboard. Family bathroom with electric shower.

£145,000

ROOK
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Henley Gardens Wallsend

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase to the first floor, door to:

LOUNGE/DINING ROOM: (dual aspect): 22'0 x 10'9, (6.71m x 3.28m), into alcoves and feature double glazed bow window, feature fireplace, electric fire, double glazed patio doors out to the garden, door to:



KITCHEN: 20'2 x 8'2, (6.12m x 2.48m), a superb sized family kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, combination boiler, radiator, three large pantry cupboards, double glazed window, door to rear garden, door to:

LEAN TO: 21'5 x 4'9, (6.53m x 1.49m), electric point, Perspex roof, door to rear garden, door to front

FIRST FLOOR LANDING AREA: Large airing cupboard, loft access, door to:



BEDROOM ONE: (front): 11'1 x 9'9, (3.38m x 2.97m), radiator, double glazed window, large walk-in wardrobe

BEDROOM TWO: (rear): 13'9 x 9'9, (4.19m x 2.97m), "L" shaped, maximum measurements, radiator, double glazed window

BEDROOM THREE: (front): 11'1 x 6'8, (3.38m x 2.03m), radiator, double glazed window

BATHROOM: family bathroom comprising of, bath, electric shower, pedestal washbasin, low level w.c., chrome radiator, shaver point, panelled ceiling, part tiled, double glazed window



EXTERNALLY: enclosed, South-Westerly, garden with patio, lawn and borders. Front garden is walled and gated with feature gravelling and patio

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas and electric fire

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: on street

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

AGENTS NOTE:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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

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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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