



High View | Wallsend | NE28 8SR

£295,000

A fabulous semi-detached family home with extensive, beautiful, South facing rear garden which backs onto the gorgeous Richardson Deas park. Within walking distance to the park, Metro, amenities and local schools, the transport links are also excellent being close to the A1058 City Centre and A19 North and South. This gorgeous home has been loved for many years by the current family and enjoys spacious, light and airy rooms throughout. Entrance porch, impressive hallway with feature, turned staircase up to the first floor, downstairs cloaks/w.c. Front facing lounge with wonderful multi-fuel stove fire, rear lounge overlooking and with French doors out to the garden area, feature fireplace and gas, coal effect fire, superb sized family dining kitchen with stylish units and integrated appliances, access out to the garden and through to the garage. Spacious first floor landing area, three double bedrooms, one with fitted wardrobes, luxurious re-fitted bathroom with roll top bath and shower. The rear garden is a complete rarity, not only enjoying a Southerly aspect but ample space for the family, including patio area, lawn, borders and privacy hedging. Generous front garden with lawn, spacious driveway and garage.

ROOK
MATTHEWS
SAYER

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: wood effect flooring, door to:

ENTRANCE HALLWAY: a beautiful hallway with feature, turned staircase up to the first floor, wood effect flooring, double glazed window, cornice to ceiling, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., single glazed leaded window

LOUNGE: (front): 11'6 x 11'1, (3.51m x 3.38m), beautifully presented front lounge with brick fireplace, plinth and log burning stove, wood floor, radiator, two double glazed windows

REAR LOUNGE: (rear): 14'6 x 13'7, (4.42m x 4.15m), into alcoves and walk in bay with double glazed French doors out to the rear garden, attractive feature fireplace, gas coal effect fire, radiator, wood flooring, cornice to ceiling

DINING KITCHEN: (rear): 13'4 x 9'4, (4.06m x 2.84m), maximum measurements, a range of stylish, cream base, wall and drawer units co-ordinating worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, integrated dishwasher, radiator and radiator cover, tiled splashbacks, tiled floor, pantry cupboard, double

FIRST FLOOR LANDING AREA: double glazed window with stained leaded light, door to:

BATHROOM: 6'8 x 6'1, (2.03m x 1.85m), luxurious, re-fitted family bathroom, with roll top bath and claw fee, chrome shower, pedestal washbasin, low level w.c. with push button cistern, brick effect tiling, tiled floor, chrome ladder radiator, double glazed window

BEDROOM ONE: (rear): 13'6 x 10'8, (4.12m x 3.25m), overlooking the rear garden and Richardson Deas park, radiator, double glazed window, cornice to ceiling

BEDROOM TWO: (front): 13'6 x 12'5, (4.12m x 3.78m), into alcoves, radiator, double glazed window, laminate flooring

BEDROOM THREE: (front): 9'5 x 8'9, (2.87m x 2.67m), radiator, double glazed window, laminate flooring

EXTERNALLY: magnificent, South facing rear garden overlooking Richardson Deas park, extensive lawned area, patio, mature, well stocked borders, privacy hedging, outside tap, greenhouse, pond. Front garden with lawn, driveway and garage, walled and gated



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage/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.

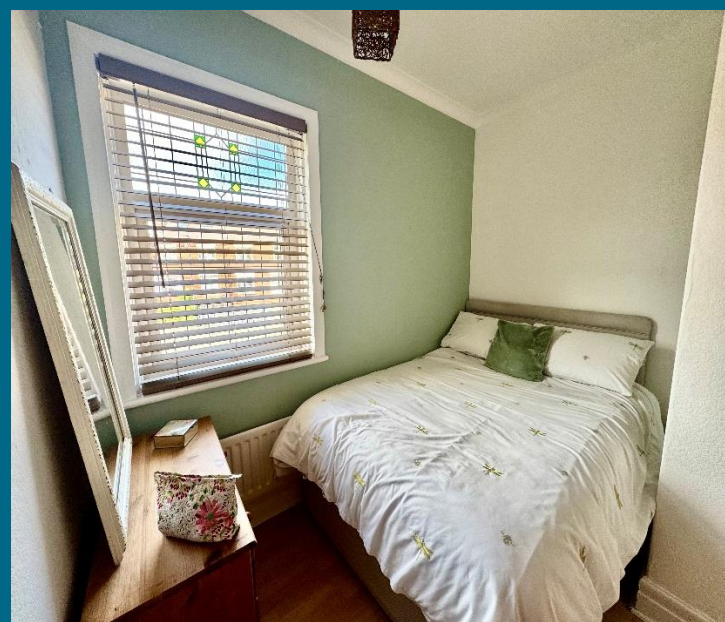
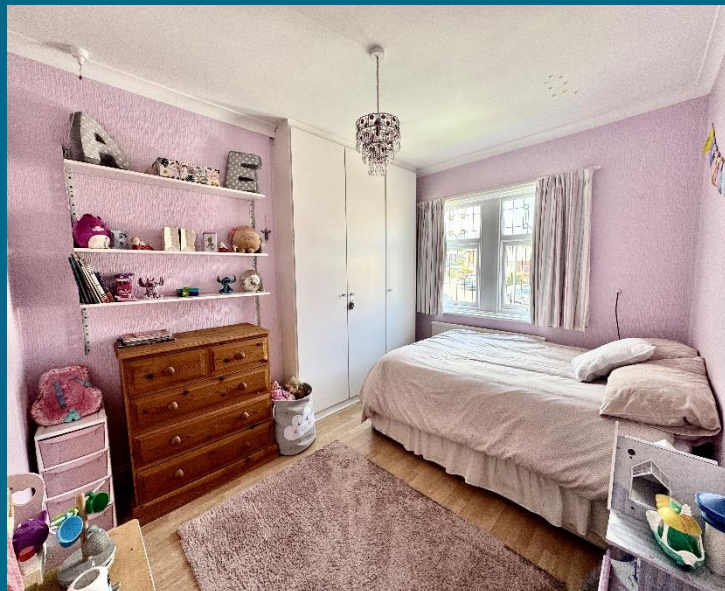
TENURE

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: C

EPC RATING: D

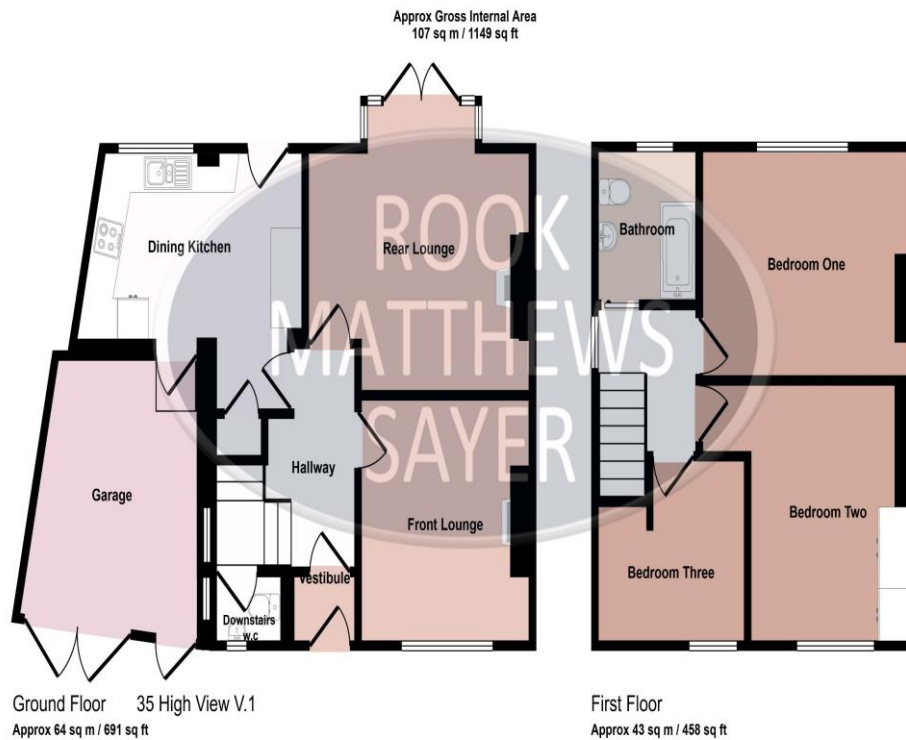
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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



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.