



## Axwell Terrace

Swalwell

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden
- Rear Yard Used For Parking

**£ 110,000**



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# 23 Axwell Terrace

Swalwell, NE16 3JS

THIS WELL-PROPORTIONED TERRACED HOUSE OFFERS AN APPEALING OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, AND FAMILIES ALIKE. SITUATED IN A CONVENIENT LOCATION CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THE PROPERTY ENJOYS GOOD ACCESS TO DAILY ESSENTIALS AND COMMUTER ROUTES.

INSIDE, THE ACCOMMODATION COMPRISES TWO RECEPTION ROOMS OFFERING VERSATILE LIVING SPACE. THE FIRST RECEPTION ROOM IS BRIGHT AND WELCOMING, FEATURING LARGE WINDOWS AND A FIREPLACE THAT CREATE A COMFORTABLE ATMOSPHERE FOR RELAXING OR ENTERTAINING. THE SECOND RECEPTION ROOM SERVES AS A DINING ROOM AND BENEFITS FROM ADDITIONAL STORAGE, MAKING IT A PRACTICAL SPACE FOR FAMILY DINING AND GATHERINGS.

THE RECENTLY UPDATED KITCHEN IS OPEN PLAN TO THE DINING ROOM, PROVIDING A CONTEMPORARY LAYOUT WITH PLENTY OF WORKSPACE. THIS ARRANGEMENT ADDS TO THE SOCIABLE ASPECT OF THE PROPERTY, SEAMLESSLY CONNECTING THE KITCHEN AND DINING AREAS.

UPSTAIRS, YOU WILL FIND THREE BEDROOMS, INCLUDING TWO DOUBLES AND ONE SINGLE. ONE OF THE DOUBLE BEDROOMS IS ENHANCED BY BUILT-IN WARDROBES, ENSURING EXCELLENT STORAGE SOLUTIONS. THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, OFFERING FLEXIBILITY FOR BUSY ROUTINES.

EXTERNALLY, THE ENCLOSED FRONT GARDEN PRESENTS A WELCOMING APPROACH TO THE HOME, WHILE TO THE REAR, A YARD PROVIDES VALUABLE OFF-STREET PARKING. THIS COMBINATION OF FEATURES, TOGETHER WITH THE PROPERTY'S PRACTICAL LAYOUT AND SETTING, MAKE IT A STRONG CONTENDER FOR THOSE SEEKING A COMFORTABLE AND CONVENIENT RESIDENCE IN THIS AREA. EARLY VIEWING IS RECOMMENDED TO APPRECIATE THE POTENTIAL OF THIS HOME.

Entrance:

UPVC door to the front, under stairs storage and radiator.

Lounge: 13'9" 4.19m into alcove x 12'9" 3.89m

UPVC window, electric log burner style fire, fireplace and radiator.

Dining Room: 13'9" 4.419m x 10'9" 3.28m

UPC window, UPVC door to the rear and built in storage.

Kitchen: 10'4" 3.15m x 11'1" 3.38m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, electric Range style cooker, plumbed for washing machine and semi open plan to the dining room.

First Floor Landing:

Loft access.

Bedroom One: 12'10" 3.91m into alcove x 12'8" 3.86m

UPVC window and radiator.

Bedroom Two: 14'5" 4.39m x 10'10" 3.30m

Two UPVC windows, two storage cupboards and radiator.

Bedroom Three: 8'6" 2.59m x 7'9" 2.36m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, vanity wash hand basin, low level wc, part clad and radiator.

Externally:

There is a garden to the front and a yard used for parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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

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EPC WILL GO HERE

**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

