



Walton Park | North Shields | NE29 9DA

£230,000

Enjoying a stunning location within this fabulous, modern development in Preston Village. Overlooking a beautiful Green Area to the rear, gated for residents, Walton Park is within walking distance to the village eateries, bus routes, amenities and is close to Morrisons supermarket. Transport links are excellent with the A1058 and A19 within easy reach, Tynemouth Village is approximately a five minute drive from your door. This lovely modern link is available with no onward chain and has the benefit of a detached garage close-by, front and rear low maintenance garden areas with the rear garden opening onto the green area. Entrance hallway, spacious, open plan lounge with attractive feature fireplace and electric fire, modern fitted kitchen with integrated appliances, conservatory with French door out to the garden area. First floor landing, two double bedrooms with fitted storage, stylish and contemporary shower room with walk in shower, electric heating, double glazing. Perfect for a variety of potential buyers!

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Mid Link Two Bedroom House

Stunning Location in Preston Village, Exclusive Development

Fabulous Aspect Overlooking Green Area to the Rear

Close to Amenities, Bus Routes and Transport Links

Rear Lounge with Attractive Feature Fireplace

Modern Kitchen with Integrated Appliances

Private Garden to Front and Rear, Detached Garage

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE LOBBY: door to:

ENTRANCE HALLWAY: with open staircase up to the first floor, storage cupboard, night storage heater, open to:

LOUNGE: (rear): 14'2 x 12'7, (4.32m x 3.84m), gorgeous light and airy lounge with double glazed French doors out to the conservatory, two electric night storage heaters, open staircase up to the first floor, attractive feature fireplace with electric fire

SUN ROOM: 12'0 x 6'5, (3.66m x 1.96m), double glazed French doors out to patio garden, spotlights to ceiling

KITCHEN: (front): 10'5 x 6'5, (3.18m x 1.96m), a modern family kitchen incorporating a range of base, wall and drawer units, worktops, integrated electric oven, hob and cooker hood, one and a half bowl sink unit, tiled splashbacks, plumbing for automatic washing machine

FIRST FLOOR LANDING AREA: door to:

SHOWER ROOM: Contemporary shower room, showcasing, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, wall heater, panelling to shower area, tiled walls, modern flooring

BEDROOM ONE: (rear): 12'8 x 8'7, (3.86m x 2.62m), fitted wardrobes and drawers, night storage heater, double glazed window

BEDROOM TWO: (front): 12'8 x 8'3, (3.86m x 2.52m), including depth of storage cupboard, electric heater, two double glazed windows, loft access

EXTERNALLY: block paved patio courtyard to the rear with gated access to the beautiful green area, with gated access for residents, front garden. Detached garage



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage

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: TBC

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Awaiting
FLOORPLAN

Awaiting
EPC RATING

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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.

