



Ashfield Mews | Wallsend | NE28 7RG

£150,000

A modern, three story link family home. Boasting a delightful South facing rear garden and front driveway. With superb transport links, this modern development is close to major routes including the A1058 City Centre, A19 North and South, Silverlink and Cobalt Business Park. It is also within walking distance to local schools, shops, bus routes and Richardson Dees Park! Available with no onward chain and a competitive asking price reflecting cosmetic works required, this really is a fantastic opportunity for families and individuals alike! Entrance hallway, downstairs cloaks/w.c., front facing dining kitchen, rear lounge with French doors out to the garden. To the first floor there are two double bedrooms and a family bathroom, the top floor showcases a large principal bedroom with feature dormer window and en-suite shower room. We understand that the property benefits from leased solar panels. Further details available on request.

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1



2

Modern, Three Story Link

Excellent Transport Links

Hallway, Downstairs

Three Double Bedrooms, En-Suite

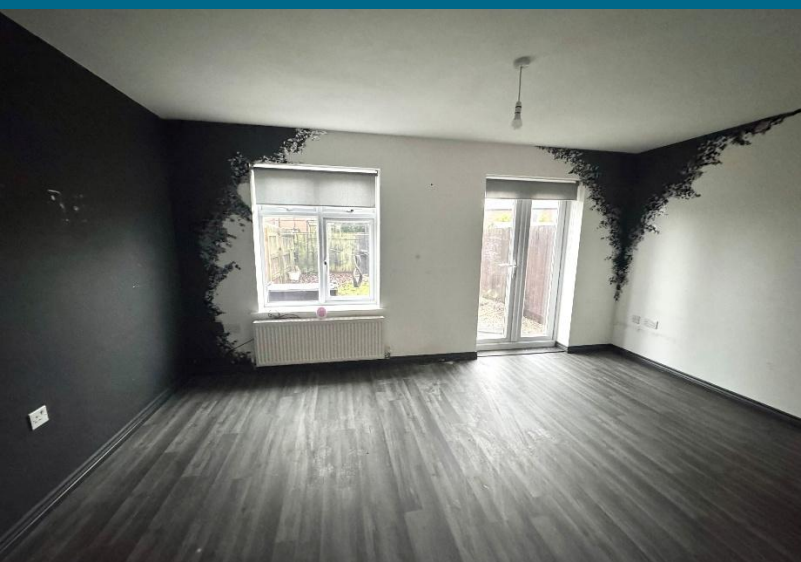
Popular Development

Close to Schools, Shops and

Lounge, Dining Kitchen

South Facing Garden,

For any more information regarding the property please contact us today



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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: spacious hallway with laminate flooring, radiator, spindle staircase up to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, laminate flooring, radiator

DINING KITCHEN: (front): 16'1 x 8'3, (4.90m x 2.52m), a range of fitted base, wall and drawer units, worktops, sink unit, space for dining table, radiator, double glazed window, plumbed for automatic washing machine

LOUNGE/DINING ROOM: (rear): 15'0 x 10'0, (4.57m x 3.05m), double glazed French doors opening out and overlooking the rear garden, radiator, double glazed window

FIRST FLOOR LANDING AREA: double glazed window, staircase up to the second floor, radiator, storage cupboard

BEDROOM TWO: (rear): 15'0 x 9'1, (4.57m x 2.77m), radiator, two double glazed windows

BEDROOM THREE: (front): 9'8 x 8'2, (2.95m x 2.48m), radiator, double glazed window

BATHROOM: Family bathroom, comprising of, bath with mixer taps and shower spray, pedestal washbasin, low level w.c., tiled splashbacks, radiator

SECOND FLOOR LANDING AREA: radiator, door to:

BEDROOM ONE: (front): 12'8 x 11'5, (3.86m x 3.48m), into double glazed dormer window, two radiators, walk in dressing area, door to:

EN-SUITE SHOWER ROOM: Velux window, shower cubicle, chrome shower, pedestal washbasin, low level w.c., tiled splashbacks, radiator

EXTERNALLY: Private and enclosed rear garden with delightful South facing aspect, front driveway. The property has leased solar panels, further details on request

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: TBC
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

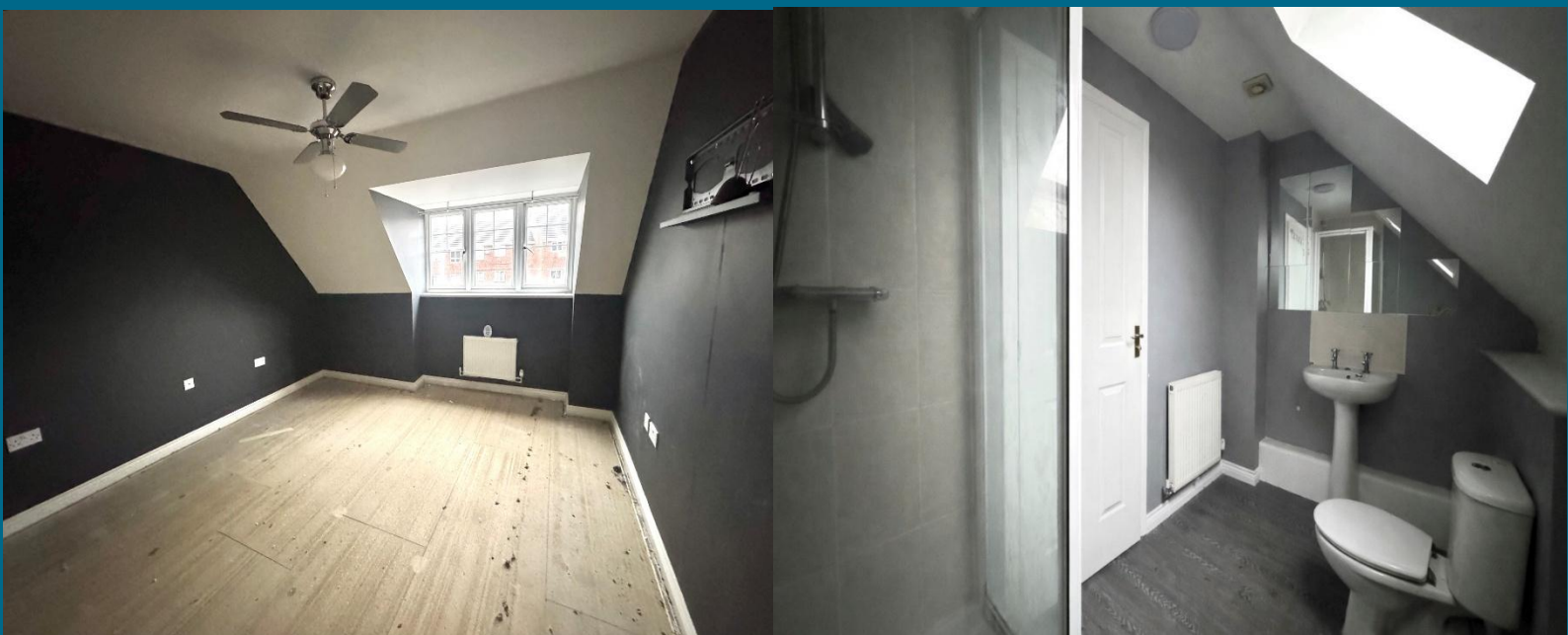
TENURE

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: C

EPC RATING: B

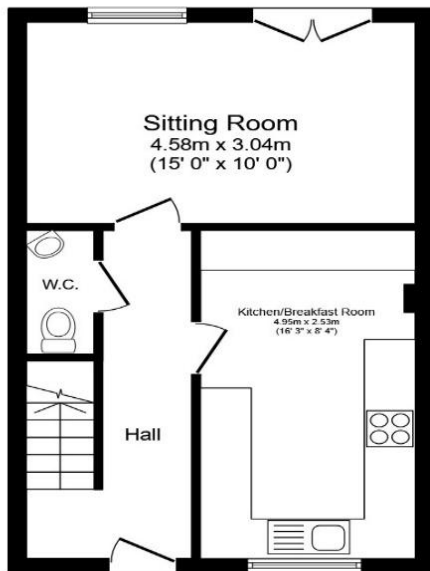
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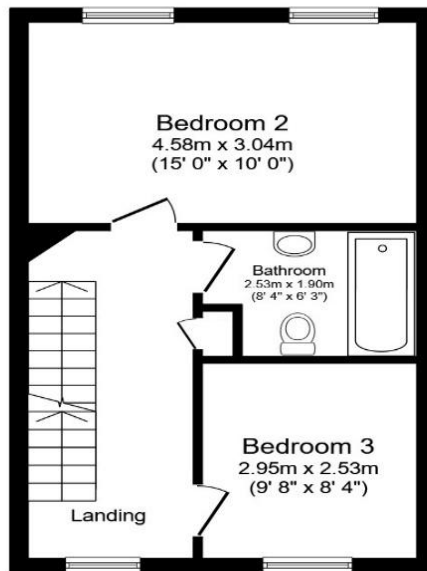
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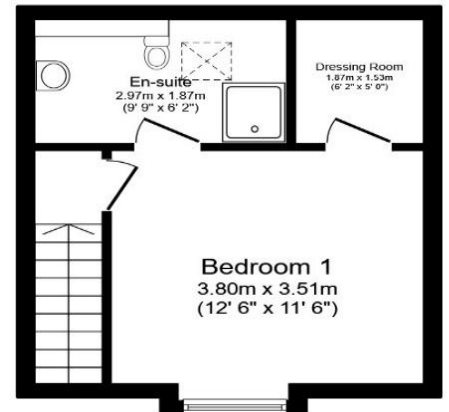
Ground Floor

Floor area 37.1 sq.m. (399 sq.ft.)



First Floor

Floor area 37.0 sq.m. (399 sq.ft.)



Second Floor

Floor area 25.5 sq.m. (274 sq.ft.)

Total floor area: 99.6 sq.m. (1,072 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	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 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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