



Mayfield Avenue | Throckley | NE15 9BB

£146,995

This three-bedroom semi-detached house is available with no chain, offering practical accommodation suited to first-time buyers and families. The ground floor provides an open plan lounge and dining room and a separate kitchen, giving defined spaces for everyday living and dining. There is also a Cloaks WC. Upstairs, there are three bedrooms and a bathroom, providing functional family accommodation.

The property is situated in the west of Newcastle, within reach of local amenities found in with one mile, where you will find everyday shops, supermarkets, cafés, and services.

Schooling options are available locally, with a selection of primary and secondary schools in this part of Newcastle, making the location suitable for families seeking access to education within a reasonable distance.

Public transport links are provided by local bus services along nearby main routes, connecting to Newcastle city centre and surrounding districts. For rail travel, the nearest mainline station is Newcastle Central Station, accessible by bus or car, with services to Edinburgh, London and other major UK cities, and journey times to London from around three hours on faster services. Road connections are convenient for access to the A1 and A69, providing routes across Tyneside and further afield.

Overall, this three-bedroom semi-detached house for sale presents a practical opportunity for buyers looking to establish a home in Newcastle upon Tyne with access to local amenities, schools and transport links.

ROOK
MATTHEWS
SAYER



Semi-Detached House

W.C and Family Bathroom

Three Bedrooms

Front and rear gardens

Open plan lounge and dining room

Detached Single Garage

Lobby
Stairs to first floor

W.C
Low-level W.C, wash hand basin and a central heating radiator.

Lounge Area
14' 3" Plus bay window x 10' 1" max (4.34m x 3.07m)
Open plan lounge and dining room, double-glazed bay window to the front, two central heating radiators and a feature fireplace.

Dining Area
8' 10" x 8' 3" (2.69m x 2.51m)
Double-glazed doors to the rear and a central heating radiator.

Kitchen
8' 11" max x 7' 8" max (2.72m x 2.34m)
Fitted with a range of wall and base units, integrated oven with extractor hood over, mixer tap with drainer, storage and a double-glazed window to the rear.

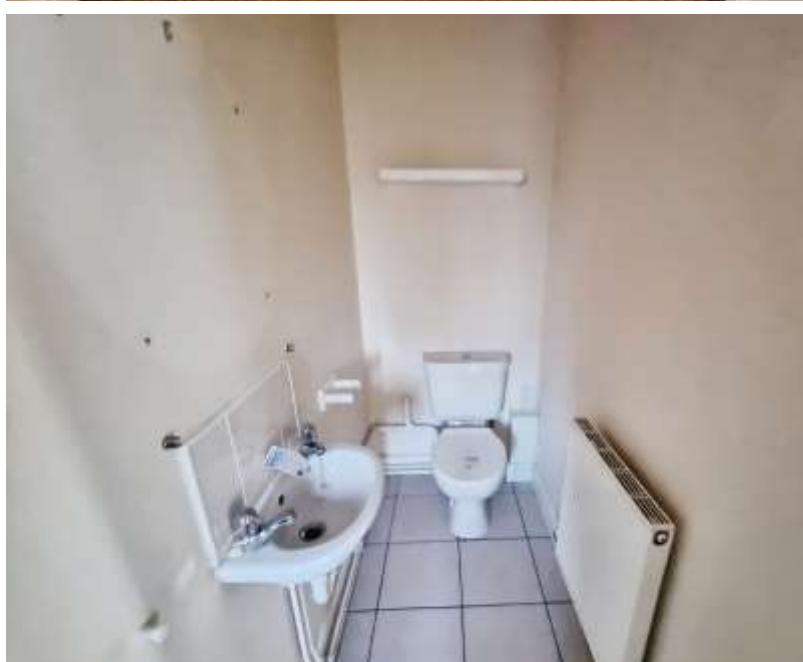
Landing
Double glazed window, access to loft and a central heating radiator.



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ROOK
MATTHEWS
SAYER



Bedroom One

12' 1" max x 8' 8" plus recess (3.68m x 2.64m)
Double-glazed window and a central heating radiator.

Bedroom Two

10' 5" max x 9' 6" plus robes (3.17m x 2.89m)
Double-glazed window to the front and built in wardrobes.

Bedroom Three

7' 11" x 7' 1" (2.41m x 2.16m)
Double-glazed window to the rear and a central heating radiator.

Bathroom

Three-piece bathroom suite in white, panel bath with shower and screen over, pedestal wash hand basin, low level W.C, double glazed- window and a central heating radiator.

Externally -

Front

Garden and driveway

Rear

Garden and Patio

Detached Garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBA

Mobile Signal Coverage Blackspot: No

Parking: Driveway and 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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C

WD8477 BW.AF.23/12/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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



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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