



Larch Avenue | Meadow Hill | NE15 9FU

£235,000



3



1



2

Semi-Detached Family Home

Family Bathroom/W.C

Three Bedrooms

Cloakroom/W.C

Modern Kitchen/Diner

Ensuite From Main Bedroom

Spacious Lounge

Off-street Parking

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Matthews
Sayer

This immaculate three-bedroom semi-detached house is offered for sale in Throckley, positioned in a residential area that benefits from good access to local amenities, schools and transport links. The ground floor provides a cloakroom/W.C, well-proportioned reception room, separate kitchen suitable for dining. To the first floor there are three bedrooms, with ensuite facilities to the main bedroom. There is also a family bathroom/W.C. Externally there are front and rear gardens. The front is laid to lawn with block paved drive to side providing off street parking for two vehicles. There is a side access gate leading to the enclosed rear garden which is paved with steps leading up to the lawn area. Public transport connections are accessible, with bus routes into Newcastle City Centre and surrounding districts, providing options for commuting, shopping, and leisure. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Lobby
Central heating radiator.

Cloakroom/W.C
Fitted with a low level W.C, pedestal wash hand basin, central heating radiator, laminate flooring.

Lounge 16' 2" into bay window and Max x 11' 10" plus stairs (4.92m x 3.60m)
Double glazed window to the front, central heating radiator, laminate flooring, television point and under stairs to the first floor.

Kitchen/Diner 15' 0" x 10' 6" (4.57m x 3.20m)
Fitted with a range of wall and base units with work surfaces over and upstands, integrated appliances including hob with oven below and extractor hood over, dish washer, plumbing for an automatic washing machine, fridge freezer and a stainless-steel sink unit with mixer tap, a double glazed window and two double glazed doors leading to the rear garden.

Landing
Central heating radiator, storage cupboard, and loft access

Bedroom One 12' 0" max plus wardrobes x 8' 7" max (3.65m x 2.61m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite
Fitted with a low level W.C, pedestal wash hand basin, walk in shower cubicle, central heating radiator, extractor fan and a double glazed window.

Bedroom Two 10' 2" Max x 8' 8" Max (3.10m x 2.64m)
Double glazed window to the front, central heating radiator, and fitted wardrobes

Bedroom Three 8' 9" x 6' 3" (2.66m x 1.90m)
Double glazed window to the front and a central heating radiator.

Bathroom/W.C
Three-piece bathroom suite in white, panel bath, pedestal wash hand basin, low level w.c, central heating radiator, and extractor fan.

Externally

Front Garden
Lawn garden with block paved drive to side providing parking for two vehicles and side access gate leading to the rear garden.

Rear Garden
Enclosed garden which is paved with steps up to lawn area.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
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

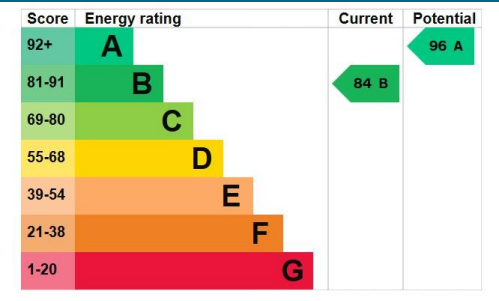
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. There is an annual management charge of £225 per annum.

The property is also subject to NHBC Warranty (National House Building) which has 7 years remaining from 2025.

ACCESSIBILITY

This property has level access and is wheelchair accessible to the ground floor.

COUNCIL TAX BAND: C
EPC RATING: B





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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.



T: 0191 2671031

Branch westdenton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer