



Stephenson Way | Wallsend | NE28 9FN

£225,000

There is an impressive amount of space and versatility behind the contemporary exterior of this three-storey townhouse, with a layout that unfolds particularly well across each level. The ground floor begins with a versatile study/reception room, providing a valuable additional living or working space, alongside a separate W.C., before opening into a generous dining kitchen at the rear. Finished with sleek gloss cabinetry, contrasting work surfaces and integrated cooking appliances, there is ample room for a full dining table, while French doors open directly onto the enclosed rear garden. The first floor offers a well-balanced space, with a generous living room positioned to the front and the principal bedroom to the rear. The latter benefits from fitted wardrobes and its own en-suite shower room, giving this level an excellent balance between reception and bedroom accommodation. Continuing to the second floor are two further well-proportioned double bedrooms, both enjoying plenty of natural light from two windows, together with the main bathroom. The presentation throughout is smart and contemporary, with feature walls and panelling adding individuality while retaining a cohesive feel from room to room. Outside, the rear garden has been designed with ease of maintenance in mind, combining paved seating areas with a central artificial lawn and providing plenty of space for outdoor furniture. To the front, two off-street parking spaces provide convenient parking directly outside the property.

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Three-Storey Townhouse

"Separate Family Bathroom

Three Generous Double Bedrooms

Ground-Floor W.C.

Spacious Dining Kitchen

Two Off-Street Parking Spaces

Principal Bedroom with Fitted Wardrobes and En-suite

Beautifully Presented Throughout

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door, staircase to the first floor, door to:

STUDY / RECEPTION ROOM 8'9" x 9'8" (2.67m x 2.95m): Double glazed window, radiator,

W.C: Low level W.C, pedestal wash basin, radiator.

DINING KITCHEN 12'8" x 12'11" (3.86m x 3.94m): Fitted with a range of gloss wall and base units with contrasting work surfaces, stainless steel sink and drainer, integrated oven, gas hob with stainless steel extractor hood over and splash back, space for freestanding fridge/freezer, plumbing and space for washing machine and tumble dryer, rear-facing double glazed window, space for dining table and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING: Access to the living room and principal bedroom, with staircase continuing to the second floor.

LIVING ROOM 9'2" x 13'1" (2.79m x 3.99m): Front-facing double-glazed window, glazed French-style doors with Juliet-style feature, radiator.

BEDROOM ONE 9'5" x 10'11" (2.87m x 3.33m): Two rear-facing double-glazed windows, fitted wardrobes, radiator, panelled feature wall, door to:

EN-SUITE: Glazed shower enclosure with shower, pedestal wash basin, W.C, part tiled walls, radiator.

SECOND FLOOR LANDING: Access to Bedrooms Two and Three and the family bathroom.

BEDROOM TWO 10'2" x 13'1" (3.10m x 3.99m): Two front-facing double glazed, radiator, panelled feature wall.

BEDROOM THREE 9'7" x 13'0" (2.92m x 3.96m): Two rear-facing double-glazed windows, radiator.

BATHROOM 5'5" x 6'2" (1.65m x 1.88m): Panelled bath with mixer taps, pedestal wash basin, W.C, part tiled walls, large wall mirror.

EXTERNAL:

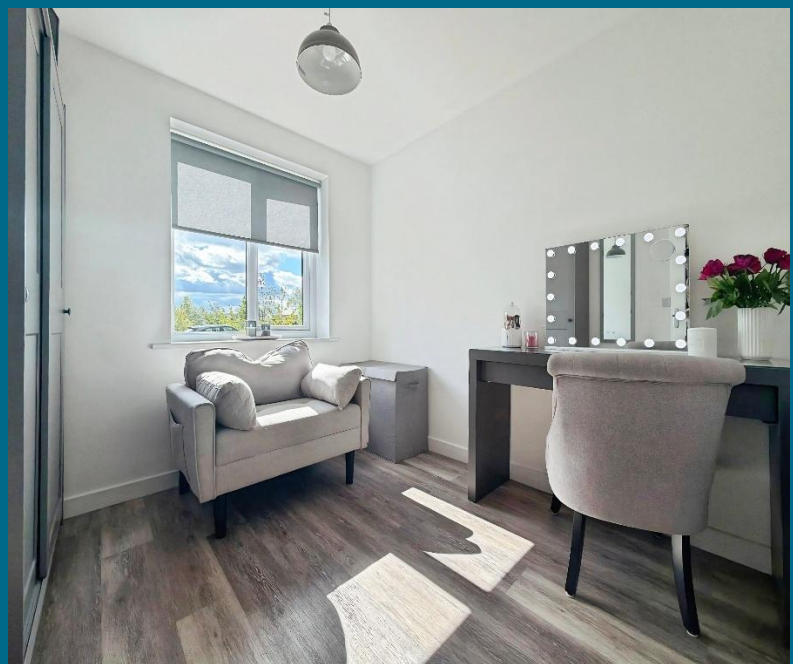
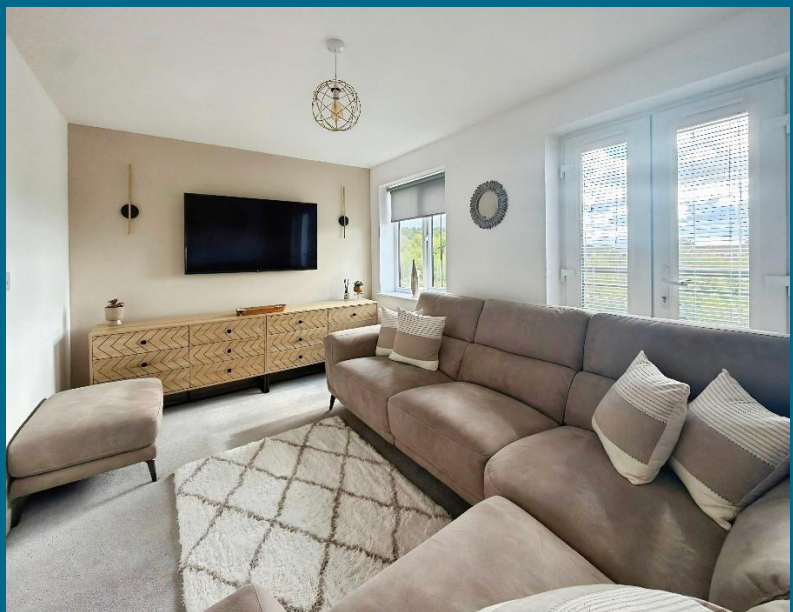
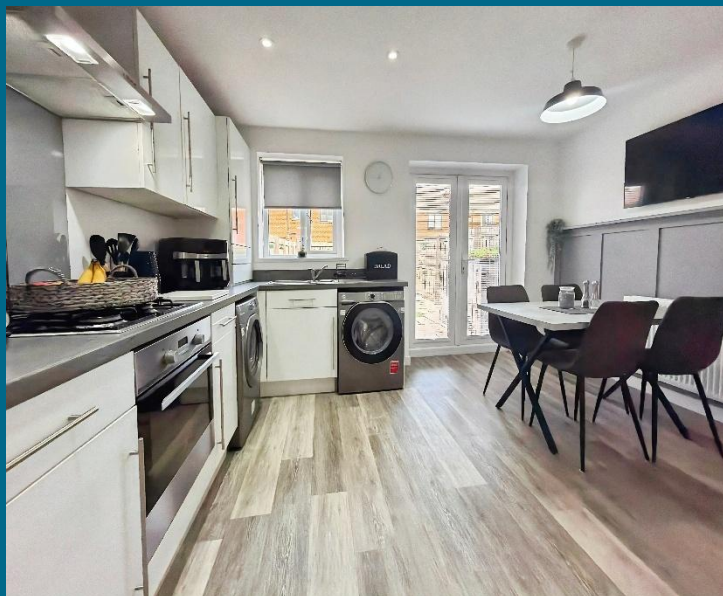
FRONT:
Two off-street parking spaces positioned directly to the front of the property.

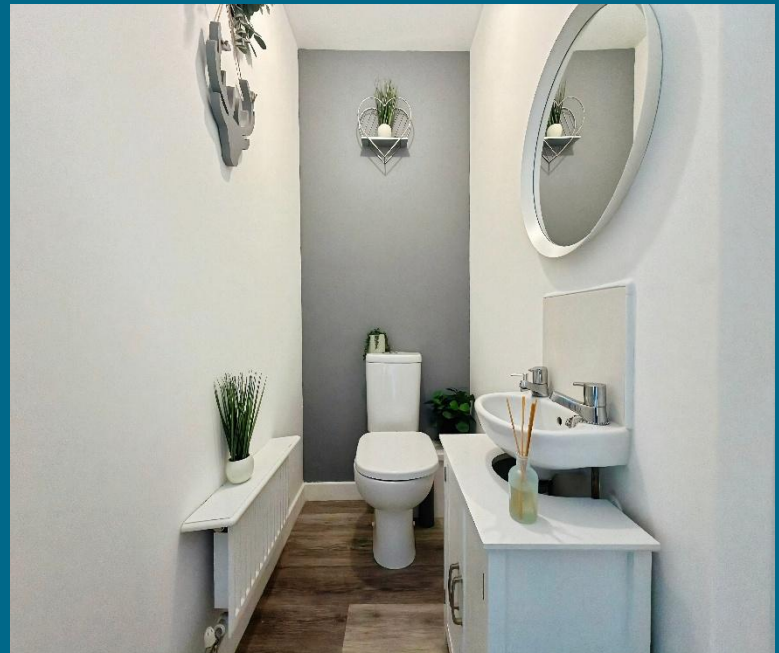
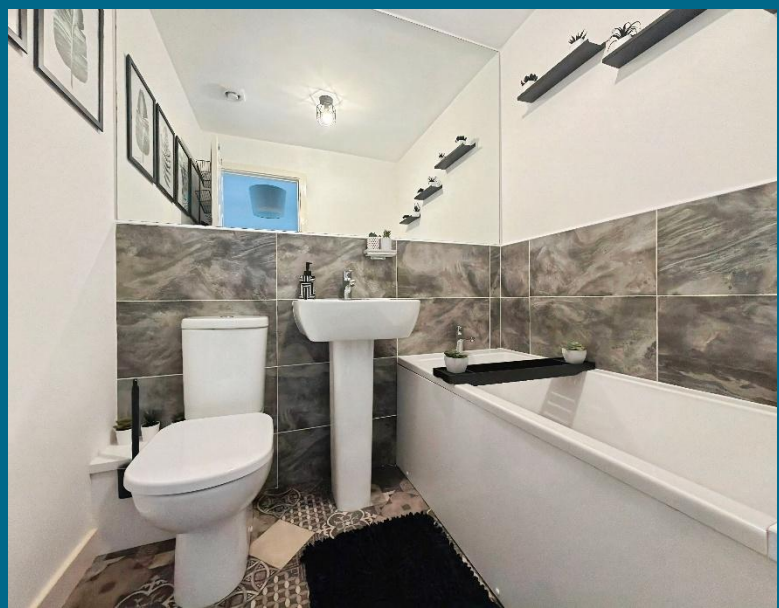
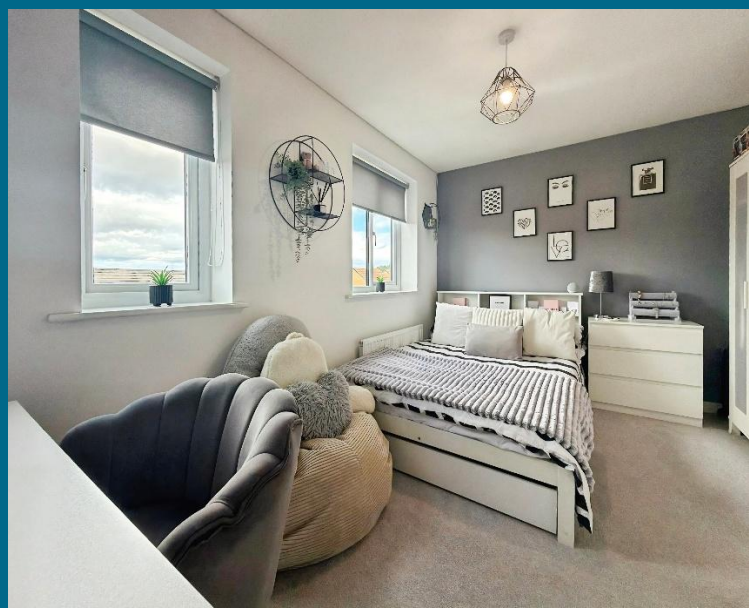
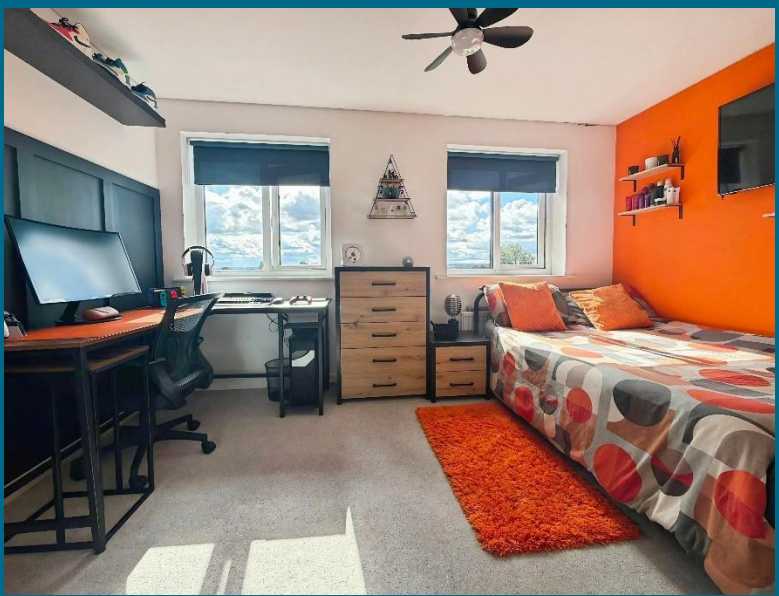
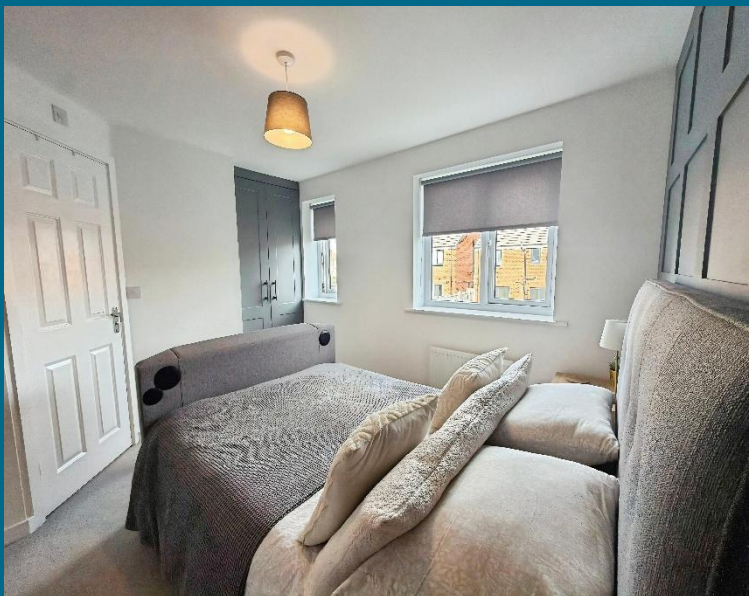
REAR GARDEN:
Enclosed low-maintenance rear garden with timber fenced boundaries, extensive paved patio and seating areas, central artificial lawn and direct access from the dining kitchen.

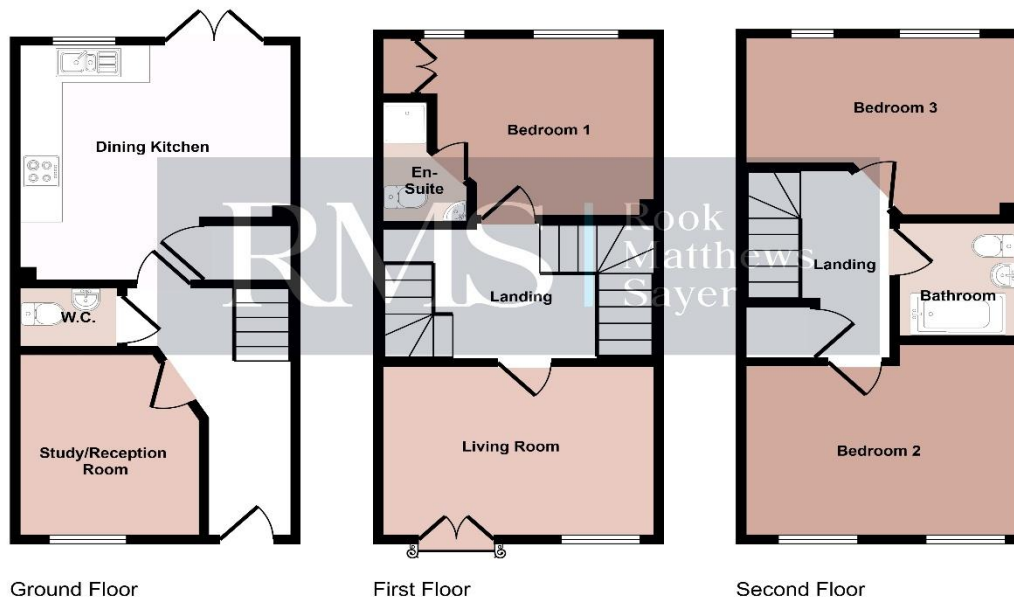
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Two Allocated Parking Spaces

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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

Estate Management Charge: £127.42 Per annum payable to Kingston Open Spaces

COUNCIL TAX BAND: C

EPC RATING: B

WB4064 TJ.DB.18.09.2026. V.1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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