



## 10 Woodacres Mews Millers Bank

Willington Quay, Wallsend, NE28 6AJ

\*\* FOUR BEDROOM TOWNHOUSE \*\* BEAUTIFULLY PRESENTED \*\* FREEHOLD \*\* CHAIN FREE \*\*

\*\* FAMILY BATHROOM & TWO BEDROOMS WITH EN SUITES \*\* OFF STREET PARKING FOR TWO VEHICLES \*\*

\*\* EXCELLENT ACCESS TO THE TYNE TUNNEL - A19 & THE COAST ROAD \*\* METRO STATION CLOSE BY \*\*

\*\* COUNCIL TAX BAND C \*\* EPC RATING B \*\*

**Price £239,950**

# 10 Woodacres Mews Millers Bank

Willington Quay, Wallsend, NE28 6AJ



- Four Bedroom Townhouse
- Freehold & Chain Free
- Off Street Parking For Two Vehicles
- Family Bathroom & Two Bedrooms With En-suites
- Exceptional Specification Levels
- Excellent Transport & Road Links to A19/Tyne Tunnel & Coast Road
- Two Metro Stations Close By
- Council Tax Band C
- EPC Rating B

## Ground Floor

### Entrance Lobby

6'2" x 5'6" (1.89 x 1.69)

### Hallway

### Cloakroom/WC

6'2" x 5'0" (1.89 x 1.54)

### Family Room With Dining Area & Kitchen

27'5" x 9'1" (8.37 x 2.79)

### Utility

6'8" x 6'2" (2.04 x 1.89)

### Stairs To First Floor Landing

## First Floor

### Bedroom 1

13'6" x 8'9" (4.12 x 2.67)

### Bedroom 2

13'6" x 8'0" (4.14 x 2.46)

### Snug/Games Room

7'9" x 7'2" (2.37 x 2.19)

### Family Bathroom

7'2" x 6'0" (2.19 x 1.85)

### Study

6'6" x 6'0" (2.00 x 1.85)

### Stairs To The Second Floor

### Bedroom 3

10'0" x 8'8" (3.05 x 2.65)

### En-Suite Shower Room

5'8" x 3'11" (1.73 x 1.21)

### Bedroom 4

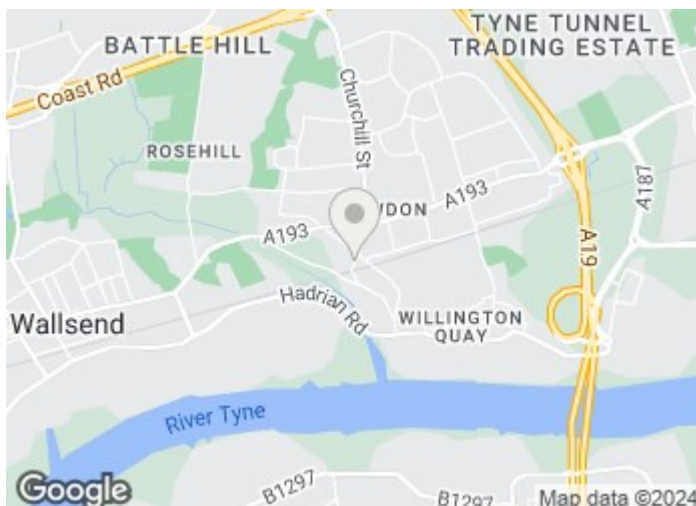
8'8" x 8'4" (2.65 x 2.56)

### En-Suite Shower Room

6'8" x 16'8" (2.04 x 5.10)

### External

### Broadband



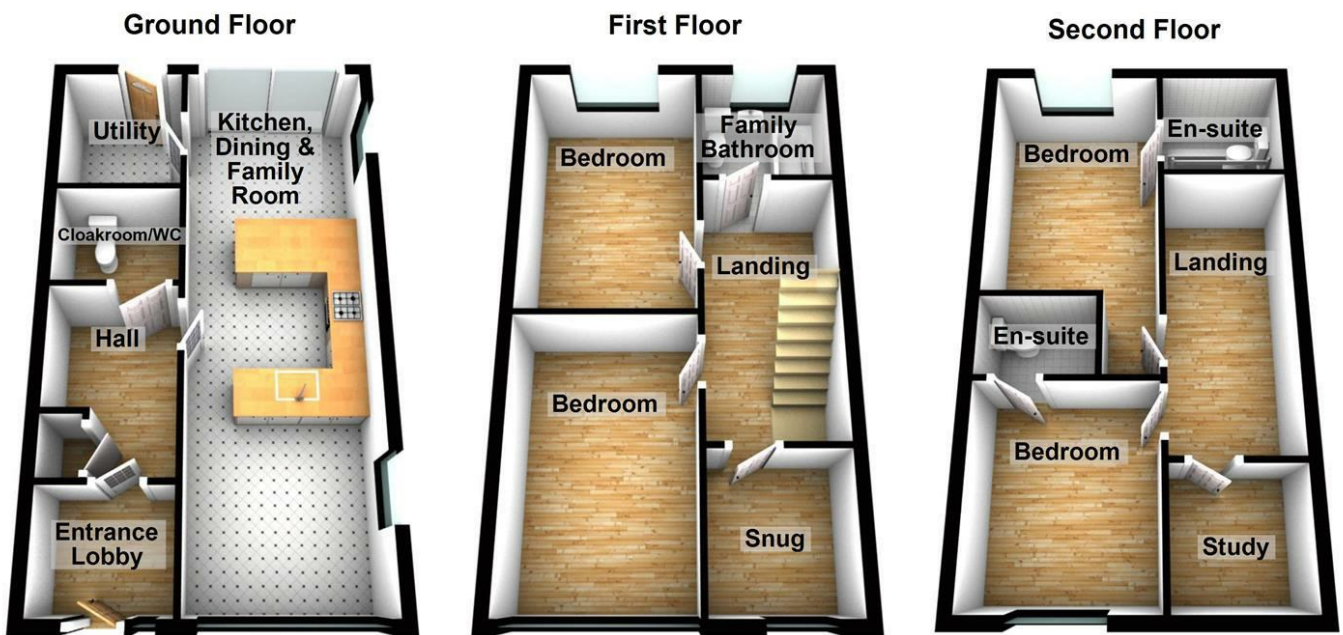
## Directions







## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	