

## Woodacre Mews Millers Bank

Rosehill, Wallsend, NE28 6AJ

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* FOUR BEDROOM TOWNHOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

\*\* UTILITY ROOM & DOWNSTAIRS WC \*\* MAIN BATHROOM & TWO EN-SUITES \*\* STUDY ROOM \*\*

\*\* OFF STREET PARKING FOR THREE VEHICLES \*\* EXCELLENT ROAD LINKS TO THE A19 \*\*

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

Offers Over £217,500

# Woodacre Mews Millers Bank

Rosehill, Wallsend, NE28 6AJ



- Stunning Four Bedroom Town House
- Private Parking For 3 Vehicles
- Close To Metro Station With Excellent Road Links
- Freehold
- Separate Utility
- Council Tax Band C
- Two Bedrooms With En-Suite
- Excellent Family Home
- EPC Rating B

## GROUND FLOOR

### Entrance Lobby

Double glazed composite door into a spacious lobby.

### Hallway

With a storage cupboard and recessed lighting.

### Cloakroom/WC

5'1" x 6'2" (1.54 x 1.89)

Recessed lighting, fitted with a two piece suite.

### Family Room with Dining Area and Kitchen

27'0" x 8'10" (8.23 x 2.71)

A really lovely room! With a large window for maximum light, large sliding doors at the rear, this room can be divided into three parts;

Family Area; at the rear of the room with tiled under floor heating and recessed lighting. Direct access to the rear Dining area; at the front, with the same flooring and heating.

Kitchen; beautifully fitted with a comprehensive range of floor and wall units, counters and sink, and integrated appliances; oven, hob, extractor hood, fridge, freezer, dishwasher and microwave oven..

### Utility

6'9" x 5'10" (2.06 x 1.79)

With access to the rear patio, tiled flooring with under floor heating, cupboard housing the central heating boiler, and space for a washing machine. There is a small rinsing sink too.

## FIRST FLOOR

### Stairs to First Floor

Landing with radiator and recessed lighting, leading to...

### Rear Bedroom 1

13'7" x 8'9" (4.14 x 2.67)

Double glazed window, radiator and recessed lighting.

### Front Bedroom 2

13'8" x 7'10" (4.19 x 2.41)

Large double glazed picture window, radiator and recessed lighting.

### Snug/Games Room

7'10" x 7'2" (2.39 x 2.19)

Double glazed window, radiator and recessed lighting.

### Family Bathroom

7'0" x 6'0" (2.14 x 1.85)

Double glazed window, ladder radiator, tiling to walls and floor. Fitted with a white suite and a shower over the bath.

## TOP FLOOR

### Study

6'7" x 5'9" (2.02 x 1.76)

An ideal home working station or storage area.

### Front Bedroom 3

14'9" x 8'6" (4.51 x 2.60)

Double glazed window, radiator and recessed lighting.

### En-Suite Shower Room

6'7" x 5'11" (2.01 x 1.82)

Double glazed window, radiator, recessed lighting, extractor fan, and fitted with a three piece suite including a larger sized shower cubicle.

### Rear Bedroom 4

11'1" max x 8'5" (3.40 max x 2.57 )

Double glazed window, radiator and recessed lighting.

### En-Suite Shower Room 2

5'5" x 3'11" (1.67 x 1.21)

Recessed lighting, extractor fan, toilet, wash hand basin, shower cubicle, radiator, tiling to floor.

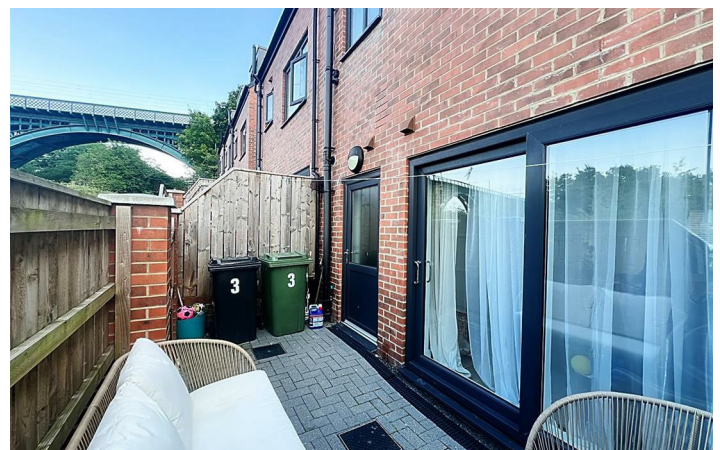
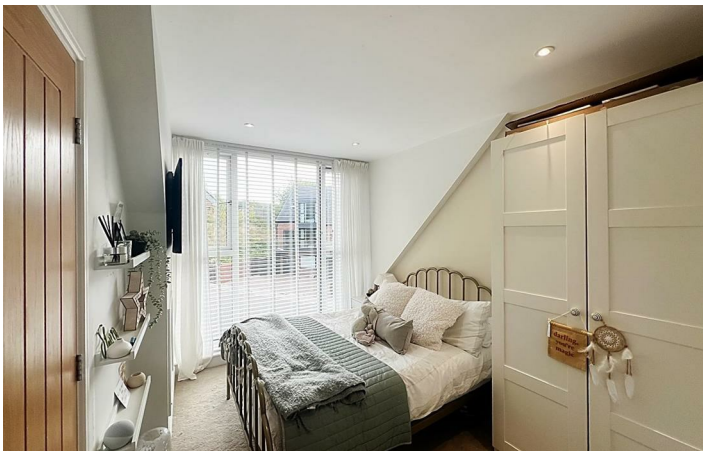
## EXTERNALLY

To the front there is off street parking for 2 vehicles with a further allocated space. To the rear is a paved patio area with wood enclosure fencing and a rear access gate.

### Broadband

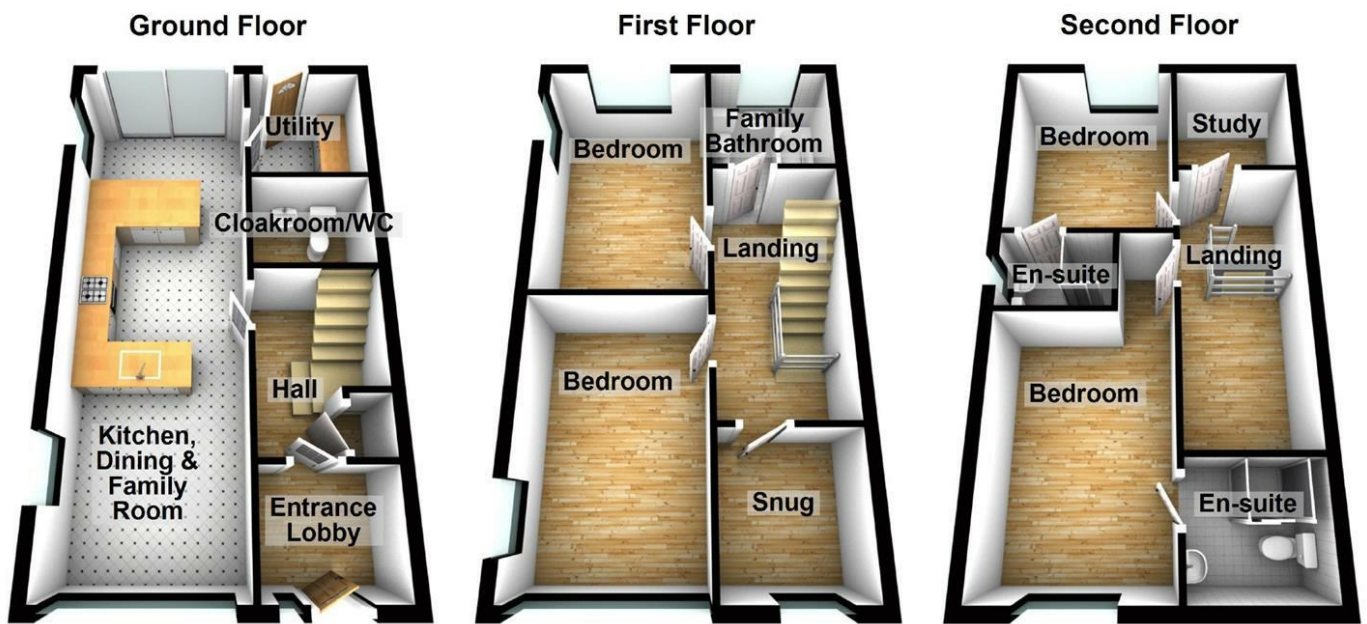
<https://www.openreach.com/fibre-checker/my-products>







## 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		84	
(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	