



Wesley Way, Throckley, Newcastle upon Tyne

£175,000 Offers in Excess Of

MICHELLE ROPER

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# Wesley Way

Throckley, Newcastle upon Tyne, NE15 9DP

This beautifully presented 3 Bedroom Semi -Detached House on Wesley Way, in the ever popular location of Throckley, is offered with no onward chain.

Situated within a pleasant cul-de-sac and enjoying private gardens to front and rear as well as off street parking via a paved driveway and leading to a single Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen/Dining Room with integrated appliances. First Floor Landing, Master Bedroom, Bedrooms 2 & 3 and Family Bathroom

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £175,000 Offers in Excess Of**





# Accommodation

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## Entrance Hall

Through the double glazed front door we enter into the Hallway. A carpeted staircase ahead provides access to the first floor accommodation. To the right a door leads into the spacious Lounge and the room features wood flooring underfoot.

## Lounge 4.59m x 3.90m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. A door ahead provides access into the Kitchen/Dining Room. Other features of the room include under-stair cupboard and wood flooring underfoot.

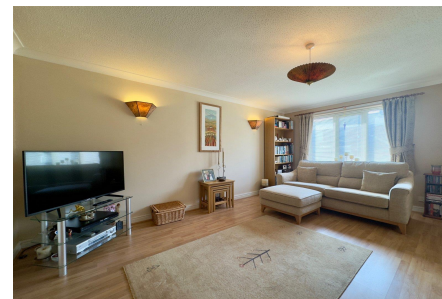
## Externally

To the front of the property there is a private driveway leading to single garage. To the right a hedged boundary provides access to a private garden laid mainly to lawn with gravelled area enjoying mature shrubbery.

To the rear and accessed via the Kitchen is the private enclosed garden, laid mainly to lawn with walled boundary and hedgerow. The side of the property benefits from a decked area ideal for al fresco dining. The garden is also accessible via a rear door leading from the Garage.

## Single Garage

Attached garage with roller door to front, the garage benefits from electrics and lighting and a door to the rear provides access in to the garden.





## Accommodation

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### Kitchen / Dining Room 2.96m x 4.85

The Kitchen/ Dining Room is the perfect family space for entertaining. To the left the Kitchen benefits from a range of Beech shaker style wall and base units with complimentary chrome handles and otopop worksurfaces leading to an inset stainless steel sink with single drainer and mixer tap. Integrated appliances include an electric oven and gas hob with overhead extractor hood, Fridge freezer and is plumbed for automatic washing machine. A double glazed window looks to rear elevation and to the left is a double glazed door leading to rear garden. To the right is the dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and a double glazed window looks to rear elevation to enjoy views of the private rear garden. The room features a single radiator and wood flooring underfoot.





# Accommodation

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## First Floor Landing

The carpeted landing provides access to Master Bedroom, Bedroom 2, Bedroom 3 and Bathroom. The landing is spacious with open spindle balustrade and enjoys a double glazed window to side elevation.

## Master Bedroom - 4.10m x 2.67m

Situated to the front of the property is the spacious double Master Bedroom. A double glazed window looks to front elevation underneath which sits a single radiator. The room benefits from carpet underfoot.

## Bedroom 2 - 3.58m x 2.68m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation, beneath which sits a single radiator.. The room features carpet under-foot.





# Accommodation

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## Bedroom 3 - 3.12m x 2.16m

Bedroom 3 is situated to the front of the property and benefits from a double glazed window to front elevation, underneath which sits a single radiator. A versatile room ideal as a home office, nursery or single bedroom. The room features a cupboard to the right housing the combi-boiler and carpet underfoot.

## Bathroom - 1.73m x 2.09m

The Family Bathroom is situated to the rear of the property and has been recently modernised, fully tiled, the Bathroom consists of a white three piece suite comprising of L-Shaped panelled bath with glass screen and overhead power shower, vanity unit with inset sink and low level WC with cupboard storage beneath. An opaque double glazed window looks to rear elevation and the room features a chrome heated towel radiator and complimentary tiled floor underfoot.




# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor 51.3 sq. metres / 552.3 sq. feet

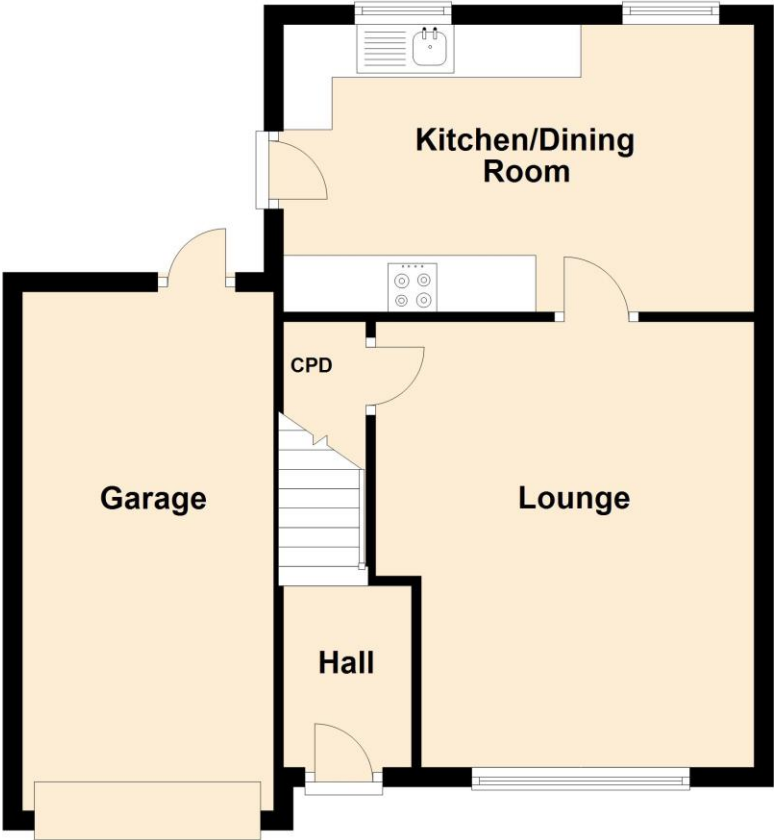
First Floor 38.0 sq. metres / 409.5 sq. feet

Total 89.4 sq. metres / 961.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

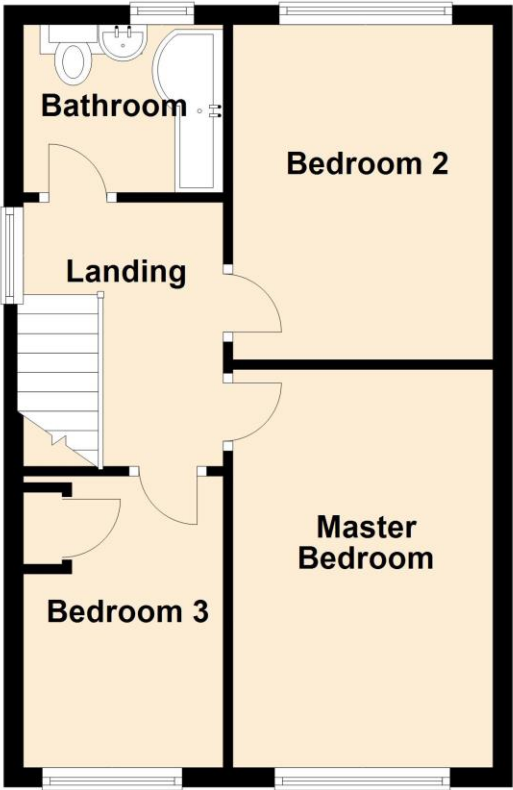
## Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 89.4 sq. metres (961.8 sq. feet)











Local Authority  
Newcastle Upon Tyne

Council Tax  
Band C

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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