



## 1 Romley Grove, Wardley, NE10 8AQ

£214,950

Nestled in the sought-after area of Wardley, this charming semi-detached house on Romley Grove is a true gem waiting to be discovered. Boasting a boiler installed in 2022 and a roof replaced within the last 8 years, this property exudes quality and care. As you step into the entrance porch, you are greeted with a ground floor shower room. The living room, adorned with elegant plantation shutters, flows into the dining room. The dining room has French doors opening into the rear garden, is a delightful spot for enjoying meals with family and friends. The kitchen is equipped with an integrated oven and dishwasher, while a handy utility room adds to the functionality of this home. Venturing to the first floor, you will find three bedrooms, each having fitted wardrobes. A second shower room on this floor adds to the convenience of this lovely home. Outside, a driveway to the front offers ample off-street parking. The low-maintenance gardens to the front and rear are perfect for those who appreciate outdoor spaces without the hassle. Situated on a great corner plot, this property also features a single garage with a remote door, providing both convenience and security. External lighting and security lights at the front ensure peace of mind for you and your loved ones. The Home also benefits from Solar Panels that are owned. Don't miss the opportunity to make this well-maintained semi-detached house your new home. FREEHOLD.



### ENTRANCE PORCH

11'11" x 5'0" (3.65m x 1.53m)



### UTILITY ROOM

7'2" x 7'1" (2.19m x 2.18m)



### GROUND FLOOR SHOWER ROOM

7'11" x 4'11" (2.43m x 1.51m)

### LIVING ROOM

20'9" x 14'4" (6.33m x 4.39m)



### FIRST FLOOR LANDING



### BEDROOM ONE

11'10" x 8'11" (3.61m x 2.72m)



### DINING ROOM

9'4" x 8'10" (2.87m x 2.71m)

### KITCHEN

10'8" x 8'7" (3.26m x 2.63m)



## BEDROOM TWO

10'11" x 9'1" (3.35m x 2.79m)



## BEDROOM THREE

9'2" x 8'4" (2.81m x 2.56m)



## SHOWER ROOM

8'11" x 5'4" (2.74m x 1.64m)



## EXTERNAL



## GARAGE

### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

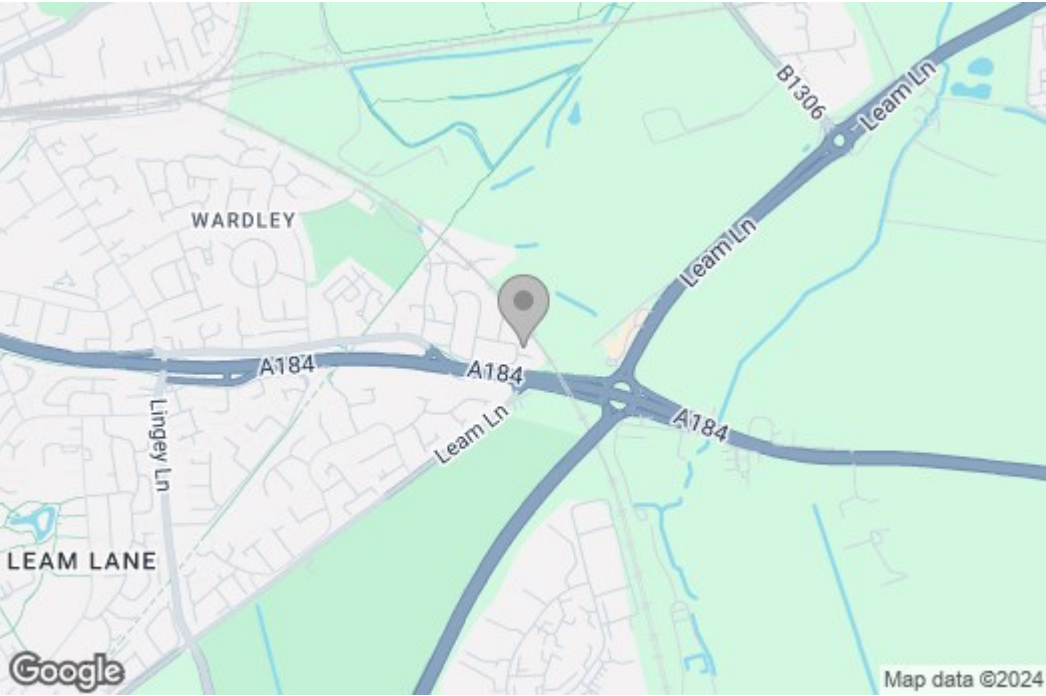
### AGENTS NOTE

\*\*\* We have been advised by the vendor that the Solar Panels are owned \*\*\*\*

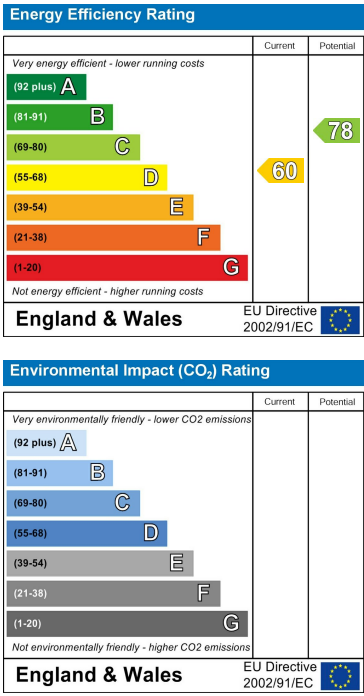


Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.