



Mill Vale, Newburn

- Mid terrace townhouse
- Three bedrooms
- Ensuite facilities to two bedrooms
- Kitchen and utility room
- Study
- Detached garage

£185,000



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Mill Vale, Newburn, NE15 8HF

A delightful three-bedroom mid terraced townhouse, currently on the market for sale. The accommodation is spread across three floors and briefly comprises an entrance hall leading to study, spacious kitchen/diner, utility room and cloakroom/w.c. The lounge, bedroom and family bathroom/w.c can be found on the first floor with stairs leading to the second floor which offers a further two bedrooms both with ensuite facilities. One of the key features of this property is its detached garage - a versatile space that could be used for parking, storage, or even as a workshop. Plus, there is no onward chain to worry about, meaning a smoother and quicker buying process for you. The property is ideally located, with public transport links, local amenities, and schools all within close proximity, making it a convenient location for all.

Entrance Hall
Storage cupboard, central heating radiator and stairs up to the first floor.

Study 11' 4" x 8' 11" (3.45m x 2.72m)
Double glazed window to the front and a central heating radiator.

Open plan kitchen/dining
Kitchen area 16' 1" Max x 11' 4" Max (4.90m x 3.45m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for dishwasher, storage cupboard, integrated hob with oven below and extractor hood over.

Dining area 10' 6" Max x 8' 3" Max (3.20m x 2.51m)
Central heating radiator and double glazed French doors leading to the rear garden.

Utility Room 7' 3" Plus door recess x 5' 4" Max (2.21m x 1.62m)
Fitted base units with work surfaces over, part tiled walls, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, space for tumble dryer and door to rear.

Cloakroom/w.c
Fitted with a low level w.c, wall mounted wash hand basin and a central heating radiator.

First floor landing
Storage cupboard and stairs up to the second floor.

Lounge 13' 6" Plus recess x 12' 9" Max (4.11m x 3.88m)
Double glazed window to the front and double glazed French doors with Juliet balcony, two central heating radiators and storage cupboard.

Bathroom/w.c
Fitted with a three piece white bathroom suite comprising low level w.c, panel bath, pedestal wash hand basin, central heating radiator, part tiled walls and a double glazed window to the rear.

Bedroom 10' 9" Plus wardrobes and recess x 8' 6" Max (3.27m x 2.59m)
Double glazed window to the rear, central heating radiator, wardrobes and storage cupboard.

Second Floor Landing
Central heating radiator and loft access.

Bedroom 14' 2" Plus wardrobes and recess x 13' 6" Max (4.31m x 4.11m)
Double glazed window and skylight, central heating radiator, fitted wardrobes and access to:-

Ensuite
Fitted with a corner shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

Bedroom 14' 3" Plus wardrobes and recess x 10' 9" Max (4.34m x 3.27m)
Two double glazed skylight windows, central heating radiator, fitted wardrobes and access to:-

Ensuite
Fitted with a corner shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

Externally
Front Garden
Gravel garden with paved steps to entrance.

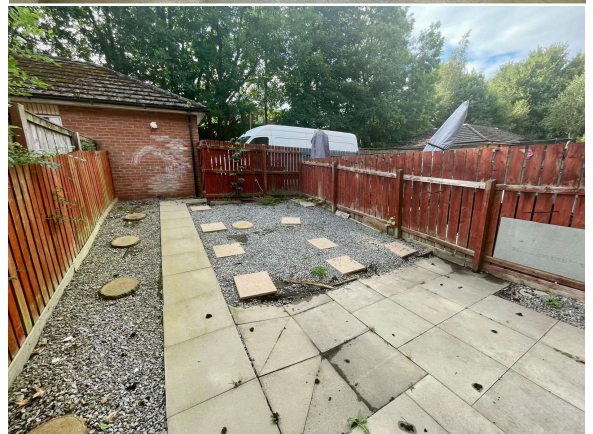
Rear Garden
Enclosed gravel garden with paved seating area and gate leading to the detached garage.

Garage Door width 7' 1" (2.16m)
Up and over door.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains – Gas
Sewerage: Mains
Heating: Mains – Gas
Broadband: Not known
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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
COUNCIL TAX BAND: B
EPC RATING: D



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