



Mill Vale,

Offers In Excess Of £225,000



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# Mill Vale, Newburn, Newcastle Upon Tyne

**Offers In Excess Of £225,000**

FREEHOLD, NO CHAIN. We are pleased to bring to the market this three story detached family home which is situated on Mill vale within Newburn. The property briefly comprises of entrance hall, downstairs wc, spacious dining kitchen, utility room all to the ground floor. To the first floor is the spacious lounge, two bedrooms and then to the 2nd floor is the master bedroom with en-suite and family bathroom/WC. The property benefits from gas central heating, double glazing, storage cupboards, enclosed rear garden and attached garage. Viewing is highly recommended to fully appreciate the accommodation on offer. EPC Grade C

## ENTRANCE HALL

With double glazed front door with side panel, wood flooring, understairs cupboard, coving to ceiling, single central heating radiator, stairs to first floor.

## DOWNSTAIRS WC

1.75m x 1.02m (5'9" x 3'4")

With low level wc, was hand basin, splash tiled, double glazed window to front, tiling to floor, single central heating radiator.

## DINING KITCHEN

7.32m x 3.35m (24'0" x 11'0")

With splash tiling around range of modern wall and floor units with contrasting work surfaces, built in electric oven with gas hob and extractor hood over, stainless steel one and a half bowl sink unit, built in fridge and freezer, built in dishwasher, coving to ceiling, tiling to floor, double glazed window to front. Open to study area

## STUDY AREA

2.44m x 2.44m (8'0" x 8'0")

With double glazed windows and French door overlooking rear garden, tiling to floor, single central heating radiator.

## UTILITY ROOM

1.57m x 1.70m (5'2" x 5'7")

With double glazed door to rear, fitted floor unit with contrasting work surface, plumbed for washing machine, wall mounted central heating boiler, splash tiling.

## STAIRS TO FIRST FLOOR

## LANDING

With double glazed window to rear, built in storage cupboard with light. Stairs to second floor.

## LOUNGE

4.93m x 4.39m (16'2" x 14'5")

With double entry doors, dual aspect double glazed windows to front and rear, coving to ceiling, 2 x single central heating radiators.

## BEDROOM THREE

2.77m x 3.07m (9'1" x 10'1")

With double glazed window to rear, fitted wardrobes, single central heating radiator.

## BEDROOM FOUR

3.25m x 1.70m (10'8" x 5'7")

With double glazed window to front, single central heating radiator, built in mirrored wardrobes with sliding doors.

## STAIRS TO SECOND FLOOR

## LANDING

With double glazed window to rear, access to loft, single central heating radiator, built in cupboard housing hot water tank.

## BEDROOM ONE

4.93m x 3.86m (max) (16'2" x 12'8" (max))

With dual aspect double glazed windows to front and rear, built in wardrobes, fitted wardrobes to one wall with over bed storage, two single central heating radiators, spot lights.

## EN-SUITE SHOWER ROOM

1.88m (max) x 1.57m (6'2" (max) x 5'2")

With splash tiling around three piece suite comprising of corner shower cubicle with mains shower, close coupled wc with vanity wash

hand basin, single central heating radiator, tiling to floor, double glazed velux window.

### BEDROOM TWO

4.93m x 2.77m (max) (16'2" x 9'1" (max))

With dual aspect double glazed windows to front and rear, fitted wardrobes with bookcase, two single central heating radiators.

### FAMILY BATHROOM

2.36m (max) x 1.88m (max) (7'9" (max) x 6'2" (max))

With tiled walls around three piece suite comprising of panelled bath, low level wc, pedestal wash hand basin, single central heating radiator, spot lights, tiling to floor, double glazed velux window.

### EXTERNAL

#### FRONT GARDEN

With lawned garden to front with hedge. Block paved driveway leading to garage. Side gate giving access to rear garden.

#### REAR GARDEN

Enclosed rear garden mainly set to lawn with paved patio area, hedge borders, and beds, water tap, side gate, access to garage via rear door.

#### GARAGE

With roller door, door to rear garden.

### FLOORPLAN

#### Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

#### Laser Tape Clause

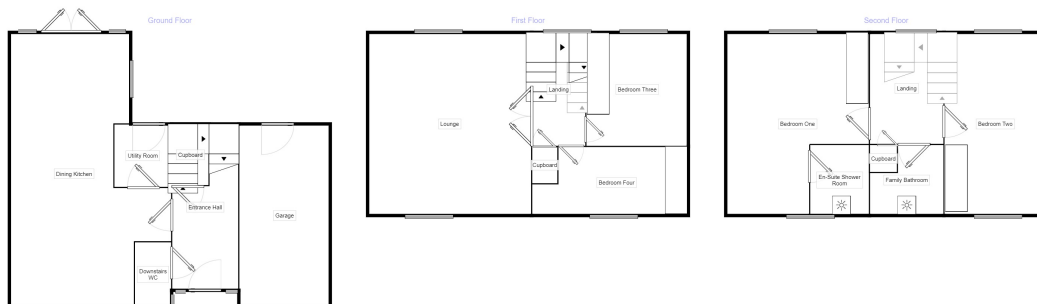
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



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