



Bromley Gardens

Wallsend

A superb sized family home presented over three floors. Close to local schools, shops, bus routes and major transport links, Bromley Gardens is so convenient for most amenities. With the Silverlink Retail Park, Cobalt Business Park and Rising Sun Country Park on your doorstep, and for those who work in the City Centre or use the A19 North/South, the commute is perfect! Available with no onward chain and benefiting from driveway and integral garage with electric roller door. Entrance hallway, downstairs cloaks/wc., ground floor bedroom/study, first floor landing area with two large storage cupboards, access to the fabulous sized lounge with feature fireplace and generous dining kitchen with integrated appliances, two double bedrooms to the second floor, both with fitted storage, contemporary re-fitted wet room. The central heating boiler we understand to have been replaced approximately two years ago, there is a spacious garage with roller door and rear driveway. No Onward Chain.

£120,000

ROOK
MATTHEWS
SAYER

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Bromley Gardens Wallsend

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase to the first floor, two storage cupboard, radiator, staircase to first floor, door to garage, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with push button cistern, hand washbasin

BEDROOM THREE: (front): 9'5 x 9'1, (2.87m x 2.77m), fitted storage, radiator, double glazed window

FIRST FLOOR LANDING AREA: two large storage cupboards, radiator, staircase to the second floor, door to:

LOUNGE: (front): 13'6 x 12'9, (4.12m x 3.89m), spacious lounge, light and airy with large double-glazed window, feature fireplace, radiator

BREAKFASTING KITCHEN: (rear): 12'7 x 9'2, (3.84m x 2.79m), a fitted range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, one and a half bowl sink unit with mixer taps, radiator, double glazed window, tiled splashbacks, modern flooring, plumbed for automatic washing machine

SECOND FLOOR LANDING AREA: large walk-in cupboard, loft access, door to:

BEDROOM ONE: (front): 12'9 x 10'8, (3.89m x 3.25m), fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 9'1 x 12'9, (3.89m x 2.77m), radiator, double glazed window, sliding mirrored wardrobes



WET ROOM: walk in, contemporary and stylish recently re-fitted wet room, with walk in double shower, chrome shower, hand washbasin, low level w.c. with push button cistern, radiator, panelled walls and ceiling

EXTERNALLY: rear driveway, electric roller garage door and double- glazed door into garage with measurements of: 17'2 x 12'2, (5.23m x 3.89m), maximum measurements, combination boiler, front garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: A

EPC RATING: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

