



## Bowness Avenue Wallsend

A beautifully presented end-link family home, within walking distance to local schools, shops, bus routes and close to major transport links, Silverlink and Cobalt Business Park. The property is available with no onward chain and boasts a spacious entrance porch, open plan family dining kitchen with gorgeous, high gloss kitchen, integrated appliances and peninsula with breakfast bar, sunny rear lounge which pleasantly overlooks and opens out to the town garden, to the first floor there are three spacious bedrooms and a gorgeous, re-fitted family bathroom with freestanding bath and separate shower cubicle. Gas radiator central heating system, double glazing, enclosed, private Westerly rear patio garden with large shed, front garden and driveway.

**£144,000**

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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 6'5 x 6'2, (1.96m x 1.88m), useful porch area with double glazed windows, panelled walls and ceiling, door through to:

**OPEN PLAN DINING KITCHEN:** 17'11 x 16'8, (5.46m x 5.08m), a fabulous, open plan family dining kitchen, perfect for the family and entertaining. With a contemporary and stylish range of base, wall and drawer units, complimentary worktops, peninsula, integrated double oven, hob and stainless- steel cooker hood, single drainer sink unit with mixer taps, combination boiler, plumbing for automatic washing machine and dishwasher, double glazed window, under-stair recess, laminate flooring, staircase to the first floor, radiator, door to:



**LOUNGE:** (rear): 16'8 x 10'0, (5.08m x 3.05m), a delightful sunny room overlooking and with double glazed French doors out to the garden area, additional double- glazed window, radiator

**DOWNSTAIRS CLOAKS/WC.:** high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, panelled walls, laminate flooring

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we have been advised that the loft is partially boarded for storage purposes, door to:



**BEDROOM ONE:** (front): 15'6 x 10'2, (4.72m x 3.10m), radiator, double glazed window

**BEDROOM TWO:** (side): 12'1 x 9'2, (3.68m x 2.79m), radiator, large double- glazed window

**BEDROOM THREE;** (rear): 8'7 x 7'6, (2.62m x 2.29m), radiator, double glazed window



**BATHROOM:** stunning re-fitted bathroom, comprising of, freestanding bath with mixer taps, separate shower cubicle with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c., panelled walls, panelled ceiling with spotlights, tile effect flooring, chrome ladder radiator

**EXTERNALLY:** delightful, enclosed, low maintenance town garden with Westerly aspect, decked patio, large shed, front garden area and driveway

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Cabinet
- Mobile Signal Coverage Blackspot: No
- Parking: On street

**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: D**

WB2703.AI.DB.23.09.2024 V.1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	81	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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.

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