

# 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









## Bowness Avenue Wallsend

Double Glazed Entrance Door to:

ENTRANCE PORCH:  $6'5 \times 6'2$ , (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):  $16'8 \times 10'0$ , (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

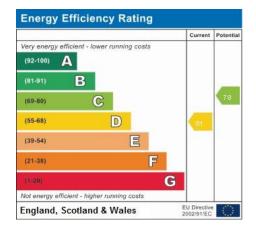
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **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

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Money landering Regulations — intending purchassers will be asked to produce original identification documentation at a latest these and we would

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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