

## 1 Woodacre Mews Millers Bank , Wallsend, NE28 6AJ

- \*\* FIVE BEDROOM END OF TERRACE HOUSE \*\* READY TO MOVE INTO \*\* UTILITY ROOM \*\*
- \*\* DOWNSTAIRS WC \*\* MAIN BATHROOM & TWO EN-SUITES \*\* STUDY ROOM \*\*
- \*\* ALLOCATED PARKING \*\* EXCELLENT ROAD LINKS TO THE A19 & TYNE TUNNEL \*\*
- \*\* HOWDON METRO STATION 0.4miles and HADRIAN ROAD METRO STATION 0.5mi \*\*
- \*\* FREEHOLD \*\* COUNCIL TAX BAND C\*\* ENERGY RATING B \*\*

**Asking Price £229,950**



- Ready to Move Into
- Separate Utility Room
- Ample Parking
- Five Bedroom Town House
- Open Plan Living
- Council Tax Band C
- Two Bedrooms With En-Suite
- Excellent Family Home
- Energy Rating B

#### Entrance Lobby

6'2" x 5'6" (1.89 x 1.69)

Double glazed composite door into a spacious lobby.

#### Hallway

9'8" x 3'7" min (2.96 x 1.10 min)

With a storage cupboard and recessed lighting

#### Cloakroom/WC

6'2" x 5'1" (1.89 x 1.55)

Recessed lighting, fitted with WC and wash hand basin.

#### Open Plan Lounge/Kitchen/Diner

27'5" x 9'1" (8.37 x 2.79)

With a large window for maximum light, patio doors at the rear, under floor heating with wood effect flooring, and recessed lighting

Kitchen; fitted with a comprehensive range of floor and wall units, counters and sink, and integrated appliances; oven, hob, extractor hood, fridge, freezer, dishwasher and microwave oven.

#### Utility Room

6'8" x 6'2" (2.04 x 1.89)

Access to the rear, under floor heating, cupboard housing the central heating boiler, and space for a washing machine. There is a small rinsing sink too.

#### Stairs to First Floor & Landing

Landing with radiator and recessed lighting, leading to..

#### FIRST FLOOR

##### Front Bedroom

13'6" min x 8'1" (4.14 min x 2.47)

Large double glazed picture window and window to side, radiator and recessed lighting.

##### Snug//Office /Front Bedroom

7'9" x 7'2" (2.38 x 2.19 )

Double glazed window, radiator and recessed lighting and access to balcony.

#### Rear Bedroom

13'6" x 8'8" (4.14 x 2.66)

Double glazed window, radiator and recessed lighting.

#### Bathroom

8'7" x 6'0" (2.63 x 1.85)

Double glazed window, ladder style radiator, part tiled to walls. Fitted with WC, bath with overhead shower and wash hand basin.

#### Stairs to Second Floor & Landing

Landing with loft access, recessed lighting, leading to..

#### TOP FLOOR

##### Study

6'0" x 6'6" (1.85 x 2.00)

An ideal home working station or storage area.

##### Front Bedroom

8'8" x 8'5" max (2.65 x 2.57 max )

Double glazed window, radiator and recessed lighting.

##### Ensuite

6'7" x 5'10" (2.03 x 1.79)

Double glazed window, ladder style radiator, recessed lighting, extractor fan, larger sized shower cubicle, WC and wash hand basin.

##### Rear Bedroom

10'0" x 8'7" (3.06 x 2.64)

Double glazed window, radiator and recessed lighting.

##### Ensuite

5'7" x 3'11" (1.72 x 1.21)

Recessed lighting, extractor fan, WC, wash hand basin, style radiator, larger shower cubicle, radiator.

##### External

There are two allocated parking spaces to the front of the property and a further allocated visitors bay. To the rear is a blocked paved yard which is walled and fenced and a rear access gate.

##### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor

O2- Good outdoor, variable in-home

Three- Good outdoor

Vodafone -

Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

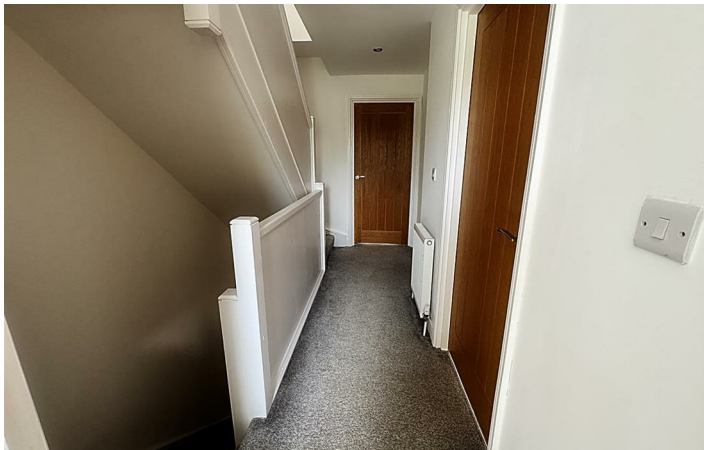
Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional

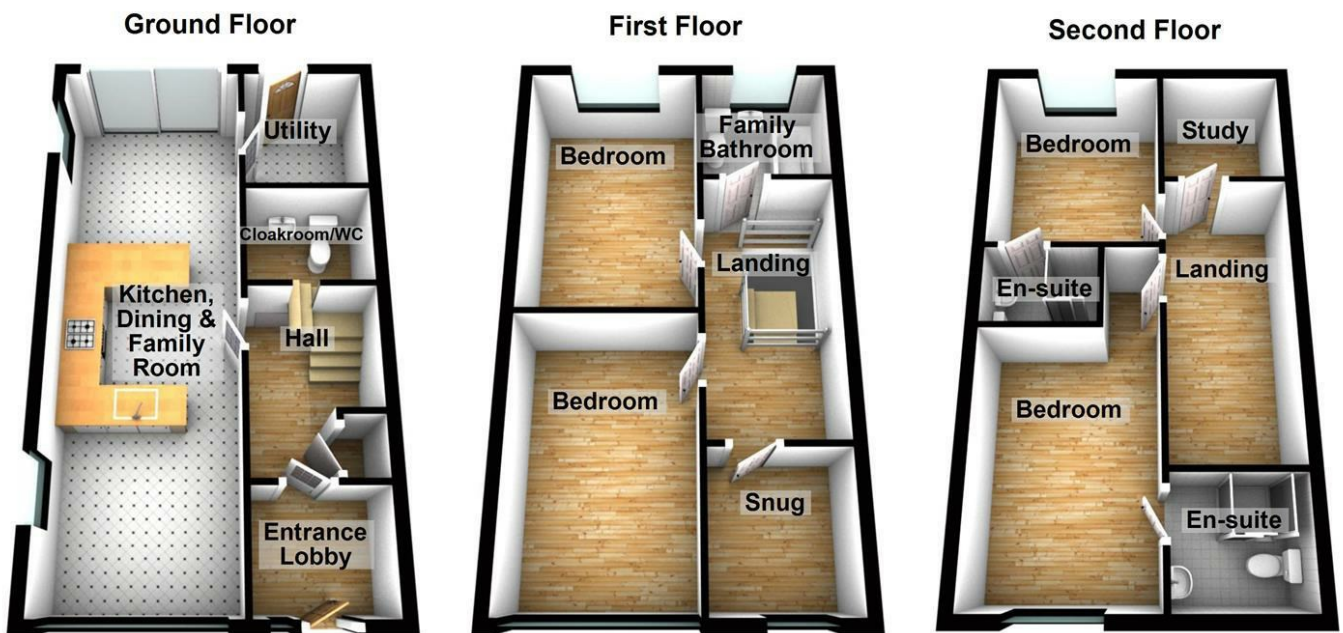
This information must be confirmed via your surveyor and legal representative.







## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         | 100       |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 83                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |