



Rosedale | Wallsend | NE28 9TX

£210,000

Located on this highly sought-after estate and tucked away within a pleasant cul-de-sac, this three-bedroom semi-detached family home is ideally positioned for access to the Coast Road, A19 and Newcastle city centre, with local schools, amenities and regular bus routes all within easy reach. Offered for sale with no onward chain, the property presents a great opportunity for a new owner to make the home their own. Entrance hallway, fabulous sized lounge/dining room, while the kitchen is positioned to the rear with access directly out to the garden. To the first floor are three bedrooms, family bathroom and useful storage cupboard. Externally, the property benefits from gardens to both the front and rear, whilst the rear enjoys a westerly aspect enjoying the afternoon and evening sun. A driveway provides off-street parking and leads to the detached garage.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Fabulous Semi-Detached Family Home

**Close to Excellent Schools, Shops,
Major Transport Links**

**Contemporary Kitchen with
Integrated Appliances**

**Superb Sized Lounge with Feature
Electric Fire**

Three Bedrooms and Family Bathroom

**Beautiful Rear Garden with Westerly
Aspect**

**Single Driveway, Detached Garage,
Front Garden**

No Onward Chain!!

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: front entrance door, radiator, door to:

KITCHEN: (rear) 9'5 x 7'0 (2.87m x 2.13m), contemporary kitchen incorporating a range of base, wall and drawer units, contrasting worktops, integrated gas hob, electric over, cooker hood, microwave, single drainer sink unit with taps, partially tiled walls, plumbing for washing machine, door to the rear garden, double glazed window

LOUNGE/DINER: (front) 15'7 x 16'5 (4.75m x 5.00m), with dual aspect, feature electric fire, two double glazed windows, two radiators, storage cupboard,

LANDING: double glazed window, storage cupboard

BEDROOM ONE: (rear) 12'5 x 9'5 (3.78m x 2.87), double glazed window, radiator

BEDROOM TWO: (rear) 8'9 x 11'1 (2.67m x 3.38m), double glazed window, radiator

BEDROOM THREE: (front) 6'8 x 7'1 (2.03m x 2.16m), double glazed window, radiator

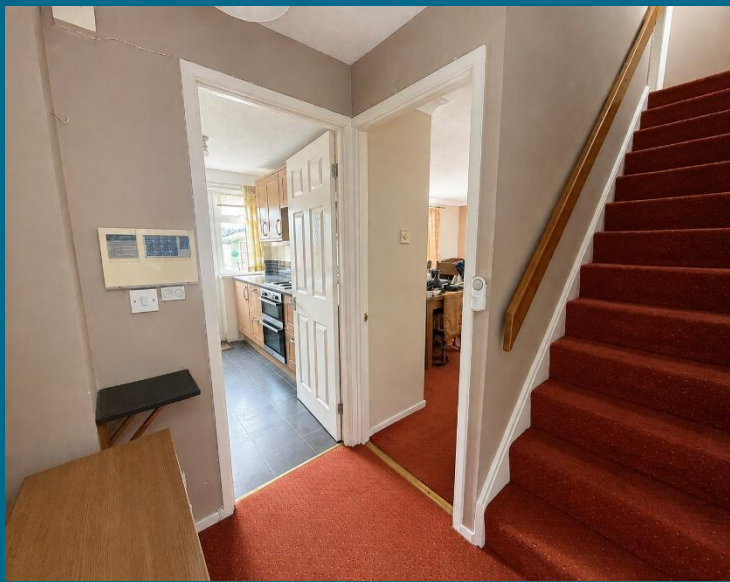
FAMILY BATHROOM: (front) 5'5 x 6'4 (1.65m x 1.93m), shower over bath with taps, pedestal sink with mixer taps, low level w.c with push button cistern, tiled walls, radiator, double glazed window

EXTERNALLY: gorgeous rear garden with westerly aspect, lawn, patio, shed, planters, fenced borders and to the front is a single driveway, garden with lawn and detached garage

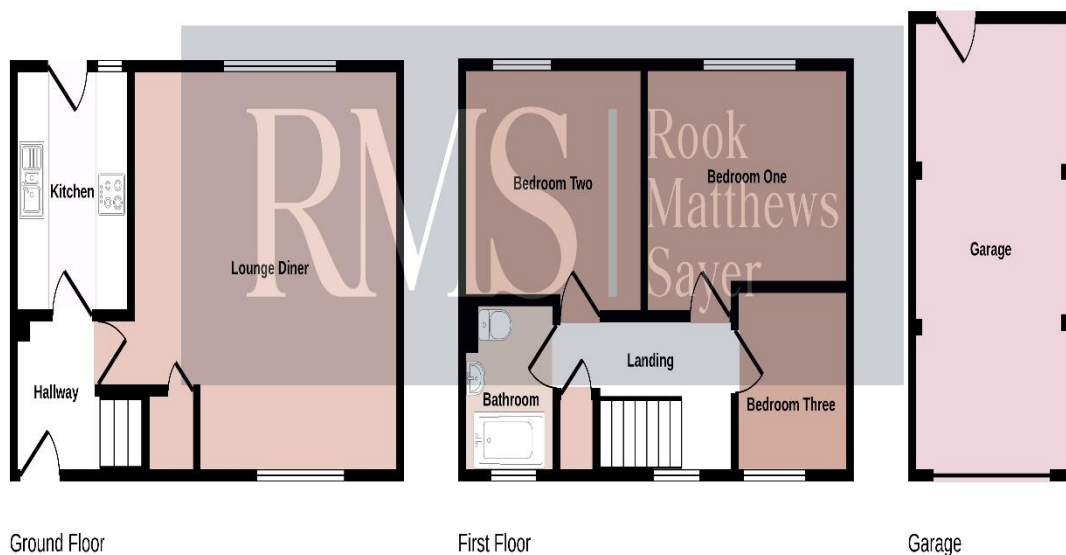
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that the property is leasehold

Leasehold 99 years from 01.03.1976 (years remaining 49),

Ground Rent£25 per annum

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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