



MILLVALE, NEWCASTLE UPON TYNE NE15 8HF

OFFERS OVER £199,950



PROPERTY REFERENCE CODE: RS0246

MILLVALE, NEWCASTLE UPON TYNE NE15 8HF

Wilson Defraime are proud to offer for sale this stunning and interior designed 4 bed 3 bath townhouse in the very popular area of Newburn, Newcastle upon Tyne.

- CENTRAL HEATING
- DOUBLE GLAZING
- ENSUITE BATHROOM
- GARAGE
- GARDEN

- GROUND FLOOR WC
- MASTER BEDROOM WITH EN-SUITE
- NO ONWARD CHAIN
- OFF-STREET PARKING
- WOODEN FLOORS

This property consists of:

4 bedroom town house situated in a mid executive area on local bus routes with transport links into Newcastle City Centre, easy access to A1 & A69.

Door into entrance hallway (3.70m x 2.11m)

Accessed via composite door with panel glass, Modern decor to feature wall, radiator with thermostatic valve, recessed spotlights to ceiling, hard wired smoke detector, door to ground floor cloaks, alarm panel, marble tiles to entrance hallway in a rustic and various tone effect, door leading to ground floor bedroom which can also be used as an office/snug, currently used as an additional sitting room

Ground floor bedroom (3.72m x 2.70m)

Real oak wood flooring with skirting to match, upvc double glazed window to front elevation with integral blinds, central light fitting to ceiling, vertical wall mounted radiator in anthracite grey with thermostatic valve, modern decor to feature walls x 2 and neutral to remaining walls, doorway into kitchen/diner.

Kitchen/Diner (6.12m x 4.87m narrowing to 3.20m)

Quarz sparkle effect tiles to floor with contrasting grout, modern kitchen with a range of country style wall and base units in a cream matt effect with 5 ring glass gas hob with central wok burner, extractor above built into units, integral electric oven, space for wine cooler, space for dish washer, granite work surfaces with matching splash back in a black with speckle effect, large stainless steel recessed sink with chrome mixer tap with shower style head, anthracite vertical grey radiator with thermostatic valve, space for double fridge freezer, door to under stair storage, recessed chrome spotlights to ceiling, space for family size table and chairs and additional units, double french doors in Georgian bar with integral blinds to rear elevation and accessing rear garden, door leading to utility.

Utility located to the rear of the property (2.45m x 1.61m)

Grey ceramic tiles to floors, range of wall and base units in a cherry and country finish, space for washing machine, space for tumble dryer, stainless steel single sink with single dryer with chrome mixer tap, contrasting tiles to splash back area, spotlight track to ceiling, mechanical ventilation, country style wood worktops, double glazed composite door to rear elevation with fly screen, radiator with thermostatic valve, door leading to ground floor WC.

Ground floor WC (1.61m x 0.90m)

Modern decor to walls, consumer electric unit, pendant light fitting to ceiling, mechanical ventilation, modern rectangle sink with chrome mixer tap with wall mounted vanity unit with double doors, low level wc, radiator with thermostatic valve, flooring with real coins in a resin set finish.

Entrance hall to staircase leading to first floor elevation.

Staircase to first floor

Carpets to stairs, neutral decor to walls.

First Floor Landing (4.94m x 1.94m)

Carpets to floors, radiator with thermostatic valve, pendant light fitting to ceiling, alarm sensor, hard wired smoke detector, double doors leading to lounge located at the front of the property, doors leading to family bathroom and bedroom 2, additional under stair storage, neutral decor to walls.

L-shape Lounge (4.94m narrowing to 3.84m x 4.26m narrowing to 2m)

Above stair storage access via door, double doors with integral blinds with Juliette balcony to front elevation with additional upvc window over looking front elevation, modern decor to feature wall, neutral

decor to remaining walls, chrome effect light fitting to ceiling with glass droplets, real wood flooring, radiator with thermostatic valve, lovely light room.

Family bathroom located to the rear of the property (3.30m x 1.65m)

Fully tiled ceramic floors in a cream finish, 3 piece white suite, low level wc, bath with chrome mixer tap, sink with pedestal wall mounted with chrome mixer taps, double glazed window with opaque glass to rear elevation, mechanical ventilation, ceramic tiles to half height, neutral decor to remaining, 4 track spotlight to ceiling, space for free standing storage unit.

Bedroom 2 located to the rear of the property (3.31m x 3.21m)

Carpets to floors, children's decor to walls, double glazed window to rear elevation, storage cupboard with combination boiler system, double doors to built in storage, pendant light fitting to ceiling, radiator with thermostatic valve, double size room with good proportions.

Staircase leading to top floor

Carpets to floors, neutral decor to walls, spindle staircase with modern rectangle spindles, pendant light fitting, hard wired smoke detector, hatch to loft which is generous in size for additional storage, radiator with thermostatic valve, alarm sensor, doors leading to bedrooms 3 & 4.

Bedroom 3 located to the rear of the property (4.36m x 3.39m)

Carpets to floors, modern and neutral decor to walls, 2 x velux windows to rear elevation, space for large wardrobe, space for large bed, double radiator with thermostatic valve, double doors to walk-in wardrobe, door leading to ensuite.

Ensuite

Ceramic tiles to floors, square shower cubicle to corner fully tiled with thermostatic shower with riser bar and shower head, sink wall mounted with pedestal and chrome mixer taps, tiles to splash back area, low level wc in white, modern decor to walls, mechanical ventilation, concealed light fitting, wall mounted heated chrome towel rail with thermostatic valve.

Master Bedroom located on the top floor to the front of the property (4.61m x 4.42m)

Solid wood floors in a cherry finish, neutral decor to walls with modern feature wall with modern chrome and glass wall lights, recessed lights to ceiling, double glazed window to front elevation including velux window, double doors leading to walk-in wardrobe and door leading to ensuite.

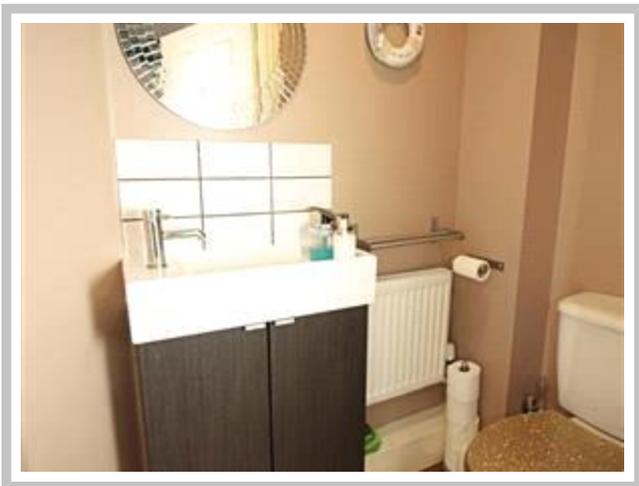
Ensuite (1.84m x 1.96m)

Ceramic tiles to floors, large modern rectangle ceramic sink with wall mounted vanity unit in grey with double doors, satin finish mixer tap, wall mounted mirrored cabinet, low level wc, wall mounted heated towel rail with thermostatic valve, concealed light fitting, mechanical ventilation, quadrant shower cubicle with chrome mixer shower thermostatic, chrome riser bar with sliding twin doors.

Rear garden is mainly block paved for low maintenance with a raised level of additional paving, fenced around the perimeter with southerly facing and gate to access garage to rear.

Property is of a generous sq. footage approx 142sq.m with off street parking by way of parking bay at the front of the property also has a detached garage with additional parking located to the rear of the property.

Property is available on a chain free basis.







TENURE: We have been advised by the Vendors the property is Freehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.