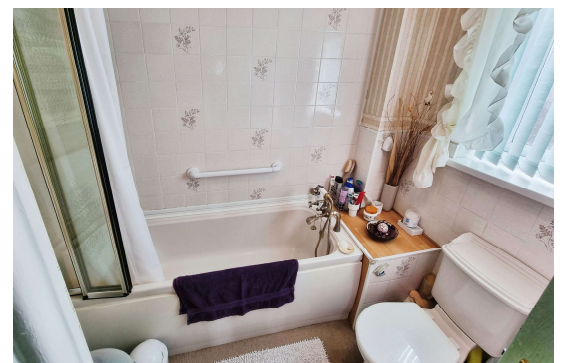




## Nuneaton Way, North Walbottle

- Semi detached house
- Three bedrooms
- Conservatory
- Two reception rooms
- No onward chain
- Front and rear gardens, single garage

**£205,000**



0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)



# Nuneaton Way, North Walbottle, NE5 1QG

Offering no onward chain is this semi detached family home situated on Nuneaton Way in the popular Boltons Estate.

Internally comprising to the ground floor: entrance hall, lounge with stairs leading up to the first floor, kitchen, dining room and conservatory with doors to the garden.

To the first floor there are three bedrooms and a bathroom/w.c

Externally the property offers a block paved drive to the front, leading to the single garage and lawn area. There is an enclosed low maintenance garden to the rear.

The Boltons is a very much sought after exclusive development to the west of Newcastle. It provides easy access to the A69 and A1 Trunk roads with link to the central motorway network. Newcastle International Airport is three miles north and provides a range of national and international flights. Newcastle city provides a vast array of schooling, shopping and recreational facilities including the Metro Centre, The Glasshouse International Centre for Music and Quayside area.

#### Entrance Lobby

Storage cupboard, electric heater, and a door to:-

Lounge 15' 9" Max including stairs x 14' 0" Max (4.80m x 4.26m)

Double glazed window to the front, central heating radiator, television point and stairs up to the first floor.

Dining Room 15' 9" Max plus door recess x 9' 10" Plus door recess (4.80m x 2.99m)

Double glazed window to the rear, central heating radiator and double glazed sliding doors to:-

Conservatory 9' 4" Max x 7' 6" Plus door recess (2.84m x 2.28m)

Double glazed windows, tiled flooring and double glazed doors to the rear garden.

Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, fridge/freezer, plumbing for automatic washing machine, central heating radiator, tiled flooring, double glazed windows to the side and rear and door to garage.

#### Landing

Double glazed window to the side and loft access.

Bedroom One 12' 8" Including wardrobes x 9' 0" Plus door recess (3.86m x 2.74m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 4" Max x 8' 6" Including wardrobes plus door recess (3.45m x 2.59m)

Double glazed window to the rear, central heating radiator, fitted wardrobes and drawers.

Bedroom Three 7' 11" x 6' 7" (2.41m x 2.01m)

Double glazed window to the front and a central heating radiator.

#### Bathroom/w.c

Fitted with a low level w.c, pedestal wash hand basin, panel bath with shower over and screen, airing cupboard and a double glazed window to the side.

#### Externally

##### Front Garden

Lawn garden with block paved drive to the side leading to the single garage.

##### Rear Garden

Enclosed low maintenance gravel garden.

Garage 17' 5" Max x 8' 4" Max (5.30m x 2.54m)

Door width 6' 11" (2.11m)

Up and over door.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 1<sup>st</sup> March 1973

Ground Rent: £200.00 per annum

COUNCIL TAX BAND: C

EPC RATING: D

WD7815/BW/EM/10.05.2024/V.1



**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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