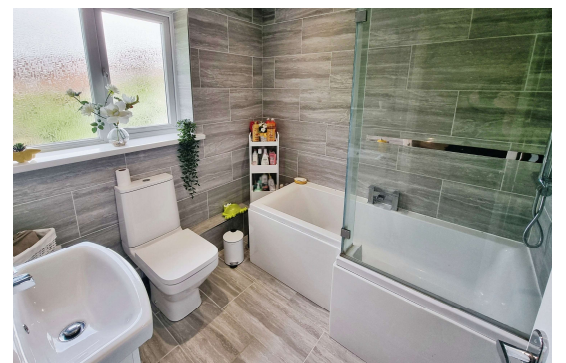




Swanton Close, Meadow Rise

- Semi detached house
- Three bedrooms
- Lounge/dining room
- Kitchen
- Bathroom/w.c
- Garage

£195,000



ROOK
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Swanton Close,

Meadow Rise, NE5 4SL

Welcome to this charming semi-detached home that is just waiting for the right family or couple to come along and make it their own. Presenting in good condition, this property is ready for you to move in and start making memories.

Nestled in a quiet cul-de-sac, this home benefits from easy access to public transport links and local amenities. Everything you need is just a short walk or a quick drive away.

Internally the accommodation briefly comprises an entrance lobby leading to open plan lounge/dining room and fitted kitchen. To the first floor there are three bedrooms and bathroom/w.c.

Externally there are front and rear gardens, the front is laid to lawn with paved drive to the side leading to the integral garage. The rear is mainly laid to lawn with paved seating area.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby

Tiled flooring and door to:-

Open plan lounge/dining room

Lounge Area 14' 11" Max plus bow window x 10' 11" Max
(4.54m x 3.32m)

Double glazed bow window to the front, central heating radiator and television point.

Dining Area 9' 2" Max x 7' 5" Max (2.79m x 2.26m)

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

Kitchen 10' 0" Max x 9' 2" Max (3.05m x 2.79m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, stainless steel sink with mixer tap and drainer, integrated hob with oven below, fridge/freezer, plumbing for an automatic washing machine, central heating boiler, tiled walls, double glazed window to the rear and door leading to the rear garden.

Landing

Storage cupboard.

Bedroom One 11' 8" x 9' 8" (3.55m x 2.94m)

Double glazed window to the front and central heating radiator.

Bedroom Two 9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed window to the front, laminate flooring, central heating radiator and loft access.

Bedroom Three 10' 4" x 9' 9" Plus storage cupboard (3.15m x 2.97m)

Double glazed window to the rear, laminate flooring, storage cupboard and central heating radiator.

Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, panel bath with shower over and screen, vanity wash hand basin, chrome heated towel rail and a double glazed window to the rear.

Externally

Front Garden

Lawn garden with paved drive leading to the single garage

Rear Garden

Enclosed lawn garden with paved seating area.

Garage 16' 1" x 8' 1" (4.90m x 2.46m)

Door width 7' 2" (2.18m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains - Gas

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre (Premises)

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

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: C

EPC RATING: D

WD7757/BW/EM/20.05.2024/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.

16 Branches across the North-East



The Property
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