



Alston Gardens, Throckley

- Semi detached house
- Two bedrooms
- No onward chain
- Shower room/w.c
- Front and rear gardens

£110,000



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Alston Gardens, Throckley, NE15 9HR

Welcome to this charming semi-detached property that's now on the market and waiting for its next loving owner. While it needs a bit of modernising, its potential is undeniable and it's just waiting for someone with a vision to transform it into a fabulous home.

The property offers no onward chain and internally comprises an entrance porch, lobby, open plan lounge, dining room and kitchen and lean to. To the first floor there are two bedrooms and a shower room/w.c. One of the best features of this property is its location. Perfectly situated, it benefits from excellent public transport links, making commuting a breeze. For families, there are nearby schools providing excellent educational opportunities. Plus, local amenities are just a short distance away, so all your daily needs are within easy reach.

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

Entrance Porch

Double glazed windows and door leading to:-

Entrance Lobby

Stairs up to the first floor.

Open plan lounge, dining, and kitchen

Lounge Area 13' 9" into alcove x 12' 0" Plus recess (4.19m x 3.65m)

Double glazed window to the front, feature fireplace with surround, central heating radiator and television point.

Kitchen Area 8' 5" x 8' 4" Plus recess (2.56m x 2.54m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, central heating radiator and a double glazed window to the rear.

Dining Area 9' 6" x 8' 5" Plus door recess (2.89m x 2.56m)

Central heating radiator and door to:-

Lean to 13' 8" x 8' 1" (4.16m x 2.46m):-

Double glazed window to the side and door leading to the rear garden.

Landing

Double glazed window to the side and loft access.

Bedroom One 13' 1" Plus wardrobes and storage cupboard x 8' 10" (3.98m x 2.69m)

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

Bedroom Two 11' 10" Max x 9' 9" Including wardrobes (3.60m x 2.97m)

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

Shower room/w.c 7' 11" x 8' 6" (2.41m x 2.59m)

Fitted with a three piece suite comprising low level w.c, vanity wash hand basin, shower cubicle, storage cupboard housing central heating boiler, central heating radiator and a double glazed window.

Externally

Front Garden

Paved drive with stairs up to the entrance.

Rear Garden

Enclosed rear garden which is mainly laid to lawn with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: BT Modem was in property but now returned.

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

EPC RATING: TBC

COUNCIL TAX BAND: A



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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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