



Mount Pleasant Court, Throckley

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

£110,000



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Mount Pleasant Court,

Throckley, NE15 9AZ

Situated on Mount Pleasant Court in Throckley is this mid terrace house. The property offers no onward chain and internally comprises an entrance lobby, hall, lounge, kitchen area and dining area. To the first floor there are two bedrooms, Jack, and Jill Shower room/w.c access via bedroom two and a separate w.c. Externally there are paved gardens to the front and rear.

The property is close to quality schools, shops, and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69.

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

Entrance Lobby
Door to hall

Hall
Stairs up to the first floor, central heating radiator and storage cupboard.

Lounge 12' 0" x 10' 4" (3.65m x 3.15m)
Double glazed window to the rear, central heating radiator and television point.

Kitchen Area 11' 2" Max x 5' 7" Plus recess and storage cupboard (3.40m x 1.70m)
Fitted with a range of wall and base units with work surfaces over, integrated appliances including gas hob with extractor hood over, eye level oven and grill, sink with mixer tap and drainer, tiled walls, plumbing for an automatic washing machine, dishwasher and a double glazed window to the front.

Dining Area 10' 5" Plus door recess and storage cupboard x 8' 10" Max (3.17m x 2.69m)
Double glazed window to the rear, central heating radiator and door to rear garden.

Landing
Double glazed window, airing cupboard and loft access.

Bedroom One 15' 4" Including wardrobes x 10' 4" Including wardrobes (4.67m x 3.15m)
Two double glazed windows to the rear, central heating radiator, fitted wardrobes and drawers.

Bedroom Two 12' 2" x 8' 10" (3.71m x 2.69m)
Double glazed window to the rear, central heating radiator and door to:-

Jack and Jill Shower room/w.c
Fitted with a three piece suite comprising low level w.c with concealed cistern, vanity wash hand basin, walk in shower cubicle, chrome heated towel rail, extractor fan and a double glazed window to the front.

Cloakroom
Fully tiled with a double glazed window and close coupled toilet.

Externally
Front Garden
Paved garden with access to the front garden.

Rear Garden
Enclosed paved garden with planted borders.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre (Premises)
Mobile Signal Coverage Blackspot: No
Parking: On street

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.

ACCESSIBILITY
This property has accessibility adaptations:

- Ramp access to front door
- Wider internal door frames

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: A
EPC RATING: C

WD7722/BW/EM/16.07.2024/V.1



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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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