



23 Mayfield Walk St. Helens Auckland DL14 9UY

- 3 Bedroom Semi Detached
- Situated Within Quiet Cul de Sac
- No Onward Chain
- Ground Floor Cloakroom
- Close To Local Amenities
- Garage and Off Road Parking

Offers In Excess Of £120,000

23 Mayfield Walk

Rea Estates welcome to the sales market this spacious 3 Bedroom Semi Detached family home, situated in a quiet cul de sac within a sought after residential development. Mayfield Walk is within close proximity to a range of schools and recreational facilities. The ever expanding Tindale Crescent Shopping Development is also within walking distance.

The property has good transport links with the A689 trunk road giving direct access to the A1.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises: Entrance Hallway with staircase rising to the first floor, Lounge, Fitted Breakfasting Kitchen Rear Hallway with pedestrian door to garage and Cloakroom/Wc.

To the first floor there is a Family Bathroom and 3 ample sized Bedrooms.

Externally, the property has an open plan garden to the front, which is laid to lawn. A driveway, providing added off road parking, leads to an attached garage.

To the rear the enclosed garden is again laid mainly to lawn.

In our opinion this property, which is offered for sale with no onward chain, would make an ideal family home and therefore an internal viewing is highly recommended.

Entrance Hallway

uPVC entrance door to hallway, with staircase rising to the first floor and door to:

Lounge:

16'10 x 11'03 max (5.13m x 3.43)

A well proportioned lounge with window to the front elevation, cornice to ceiling, central heating radiator, television aerial and telephone points. Door to kitchen.



Breakfasting Kitchen: 11'03 x 9'09 (3.43m x 2.97m)

Fitted with a range of base and wall units, complimentary work surfaces and tiled splash backs over stainless steel sink unit and mixer tap. Integrated electric oven, gas hob with extractor hood. Space and plumbing for automatic washing machine. Window to the rear elevation, wall mounted central heating boiler, radiator and door to rear hallway.



First Floor Landing

Loft access and doors to:

Bedroom One:

18'10 x 8'05 (5.74 x 2.57)

Double bedroom to the front elevation with double glazed window and central heating radiator.



Rear Hallway

Pedestrian door to garage, external door opening to the rear garden and door to:

Ground Floor Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Opaque double glazed window to the rear.



Bedroom Two:

10'09 x 8'09 (3.28 x 2.67)

A second double bedroom to the front elevation with double glazed window and central heating radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Bedroom Three:

8'07 x 7'00 (2.62 x 2.13)

With double glazed window to rear elevation and central heating radiator.



Externally

To the front of the property there is an open plan garden which is laid to lawn. A driveway leads to an attached garage with up and over door, power and lighting. The enclosed rear garden has been lawned. A side gate returns to the front of the property.



Family Bathroom

Fitted with a white suite comprising, electric shower over panelled bath, low level w/c and pedestal wash basin. Part tiled walls, extractor fan, opaque double glazed window and central heating radiator.

