

## 15 Swanton Close, Meadow Rise



**Price £149,950**

We welcome to the market this FREEHOLD three bedroom semi detached house, which enjoys a lovely CUL-DE-SAC POSITION on Swanton Close, Meadow Rise.

The home is ideally placed for road links to the A1 as well as local amenities. and may be of interest to a wide range of buyers.

Boasting a LOVELY PRIVATE REAR GARDEN that has an OPEN ASPECT the accommodation briefly comprises; entrance lobby, lounge/dining room, kitchen, bathroom and three GOOD SIZED BEDROOMS , all with built-in wardrobes. Externally there is a garden to the front, driveway parking, GARAGE and a generous rear garden. Council tax band C. Energy rating D. To arrange a viewing call next2buy on 0191 2953322.

## The Property Comprises

### Entrance Lobby

Double glazed entrance door, double glazed window, glazed door to lounge.

### Lounge/Dining Room

22'6" x 10'11" max x 9'1" min (6.85 x 3.34 max x 2.78 min) Feature fireplace housing electric fire, double glazed windows to both the front and rear elevation, radiators.



### Kitchen

10'0" x 9'1" (3.04 x 2.77) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit. Double glazed window, tiling to floor, double glazed external door to the rear garden.



### Landing

Storage cupboard, access to bedrooms and bathroom.



**Bedroom 1**

11'10" x 9'9" (3.60 x 2.98) Built-in sliding door wardrobe, double glazed window, radiator.



**Bedroom 2**

10'4" x 9'9" (3.14 x 2.96) Built-in sliding door wardrobe, double glazed window, radiator, storage cupboard.



### Bedroom 3

9'9" x 8'10" (2.98 x 2.69) Built-in sliding door wardrobe, double glazed window, radiator.



### Bathroom

7'1" x 6'11" (2.16 x 2.10) Fitted with a three piece suite comprising bath with mixer tap and shower head attachment, low level WC, wash hand basin. Part tiled walls, double glazed window, radiator.



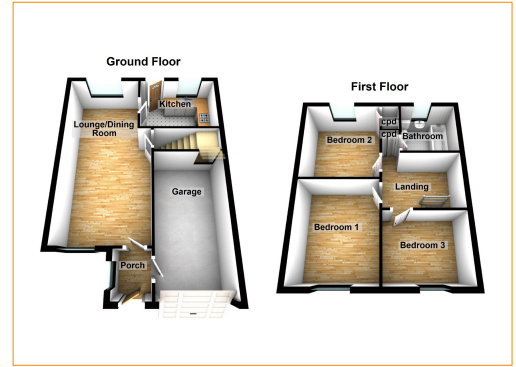
### External

Externally there is a garden to the front which is laid to lawn together with planted beds, there is space for on site parking and access a single garage. There is a lovely private garden to the rear which is mostly laid to lawn together with shrubs to the borders and a patio area. The rear garden has a lovely open aspect.



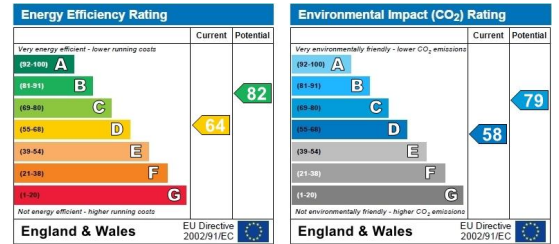


**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
 Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**www.next2buy.com**

136/138 station road  
wallsend, NE28 8QT

**tel: 0191 295 3322**