

Woodacre Mews, Millers Bank



Prices from £220,000

**** LAST PLOT **** A STUNNING NEW BUILD development quietly tucked away at the foot of Millers Bank, Woodacre Mews has 10 town houses, ARCHITECT DESIGNED and newly built to an EXCEPTIONAL STANDARD, and we have the last two SEMI DETACHED PROPERTIES for sale now. Accommodation is over three floors and quite versatile to suit individual requirements, but all with QUALITY SPECIFICATIONS AND FITTINGS; Oak interior doors, under floor heating, acoustic glass, kitchen appliances and flooring. Upgrades are also available as per personal taste and the houses have an exceptional energy rating; B. All will be sold with a 10 year builders warranty for perfect peace of mind.

Woodacre Mews has easy access to local amenities; the Tyne Tunnel , A19, Coast Road and the local Metro Station are all within easy reach, as are the town facilities or Wallsend and North Shields, and for those with children, there ore OFSTED rated Good and Outstanding schools locally.

Call next2buy Ltd to arrange a viewing - 0191 2953322.

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The Property Comprises

GROUND FLOOR

Entrance Lobby

5'7" x 6'2" (1.69 x 1.89) Glazed door into a spacious lobby.



Hallway

With a storage cupboard and recessed lighting.

Cloakroom/WC

5'1" x 6'2" (1.54 x 1.89) Recessed lighting, fitted with a two piece suite.



Family Room with Dining Area and Kitchen

27'6" x 9'2" (8.37 x 2.79) A really lovely room! With several windows for maximum light, and large patio doors at the rear, this room can be divided into three parts;

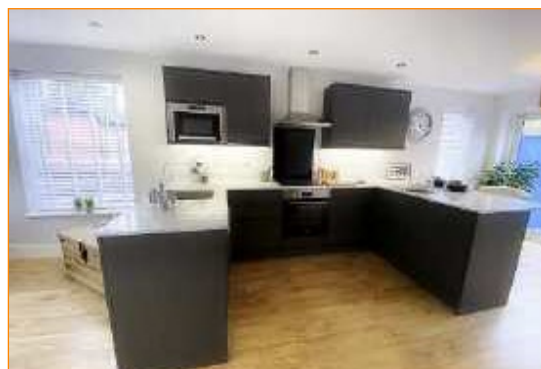
Family Area; at the front of the room and with wooden flooring and under floor heating and recessed lighting.

Dining area; at the rear, with the same flooring and heating and direct access to the rear courtyard.

Kitchen; beautifully fitted with a comprehensive range of floor and wall units, counters and sink, and some appliances; hob, oven, dishwasher. There are some items that can be upgraded here; counters and appliance in the main.



Further Images



Utility

6'8" x 6'2" (2.04 x 1.89) With access to the rear patio and courtyard, wooden flooring, under floor heating, cupboard housing the central heating boiler, and fitted with an integrated washing machine. There is a small rinsing sink too.



FIRST FLOOR

Stairs to First Floor

Landing with radiator and recessed lighting, leading to...

Rear Bedroom

13'7" x 8'9" (4.14 x 2.67) UPVc double glazed windows, and radiator. Recessed lighting.



Front Bedroom

13'7" x 8'1" (4.14 x 2.46) Large UPVc double glazed picture window and another smaller to the side, and radiator. Recessed lighting.



Snug/Games Room

7'9" x 7'2" (2.37 x 2.19) UPVc double glazed window, radiator and recessed lighting.



Family Bathroom

6'1" x 7'2" (1.85 x 2.19) UPVc double glazed window, heated towel rail, part tiled walls and fitted with a white suite and a shower over the bath.



TOP FLOOR

Study

6'1" x 6'7" (1.85 x 2.00) An ideal home working station or storage area.



Stairs to Second Floor

Landing with loft access, recessed lighting and a sun tunnel for maximum light.

Rear Bedroom

10'0" x 8'8" (3.05 x 2.65) UPVc double glazed window, radiator and recessed lighting.



En-Suite Shower Room

4'0" x 5'8" (1.21 x 1.73) UPVc double glazed window, heated towel rail, recessed lighting, extractor fan, and fitted with a three piece suite including a larger sized shower cubicle.



Front Bedroom

8'5" x 8'8" (2.56 x 2.65) UPVc double glazed window, radiator and recessed lighting.



En-Suite Shower Room

5'10" x 6'8" (1.79 x 2.04) UPVc double glazed window, heated towel rail, recessed lighting, extractor fan, and fitted with a three piece suite including a larger sized shower cubicle.



EXTERNALLY

There is a walled and fenced courtyard to the rear, block paved for low maintenance.

There are some plots with larger garden areas, please enquire.

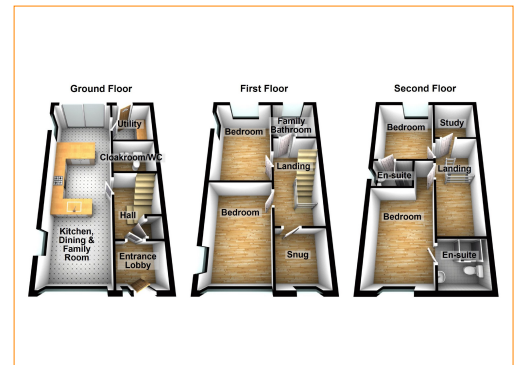
There are two allocated parking bays per property and there will be further guest parking too.



LEASEHOLD/FREEHOLD

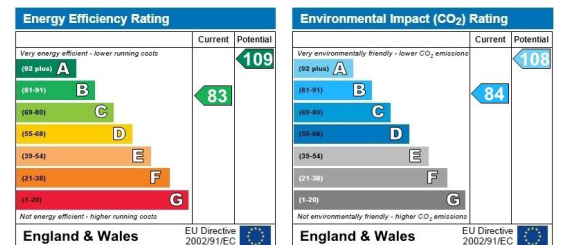
The houses can be sold with a freehold, at an extra cost to be agreed, or with a 150 years lease which will carry an annual ground rent of approximately £200.00. Please enquire for full details.

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

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

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

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