

41 Windermere Close, West Point Mews



Price £144,950

Situated on the popular WEST POINT MEWS estate, is this three bedroom mid terrace house which is arranged over THREE FLOORS. The home is situated within close proximity of WESTERN PRIMARY SCHOOL which is rated outstanding by Ofsted and there are an excellent range of amenities to be found in the nearby town centre.

The property offers well presented accommodation that is READY TO MOVE INTO and may be of interest to a wide range of buyers.

Briefly the home comprises hallway, WC, OPEN PLAN LOUNGE/KITCHEN to the ground floor, to the first floor there is a family bathroom, master bedroom with en-suite shower/WC and bedroom three, the second floor landing gives access to bedroom two. Externally there is a WESTERLY FACING GARDEN to the rear and an ALLOCATED PARKING SPACE. 125 year lease from 2005. Council tax band C. Energy rating C. To arrange a viewing call next2buy on 0191 2953322.

The Property Comprises

Hallway

Half glazed entrance door, radiator, stairs to the first floor landing.



WC

Comprising; low level WC, wash hand basin, radiator.



Lounge Area

16'3" x 14'11" (4.96m x 4.55m) Laminate flooring, storage cupboard, double glazed window, double glazed French doors leading out to the rear garden, radiator, open plan to kitchen area.



Kitchen Area

9'1" x 8'0" (2.76m x 2.44m) Fitted with a range of wall and base units with work surfaces over, one and a half bowl single drainer sink unit, integrated oven and hob with extractor hood over, double glazed window, open to lounge area.



First Floor Landing

Double glazed window, stairs to the second floor landing, cupboard.



Bedroom 1

8'8" x 10'10" (2.65m x 3.29m) Double glazed window, radiator, double glazed French doors opening onto a Juliette balcony, built in wardrobe.



En-Suite

6'11" x 3'10" (2.10m x 1.18m) Comprising; shower cubicle, low level WC, wash hand basin, part tiled walls, double glazed window, radiator.



Bedroom 3

6'9" x 7'9" (2.05m x 2.37m) Double glazed window, radiator.



Family Bathroom

Comprising bath, low level WC, wash hand basin, part tiled walls, radiator.



Second Floor Landing

Access to bedroom Two

Bedroom 2

Double glazed windows to the front and rear elevation, walk in wardrobe, radiator.



External

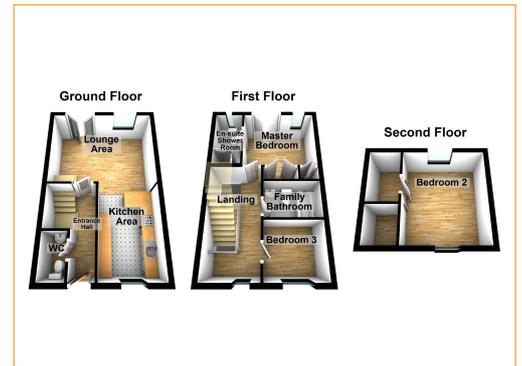
The rear garden benefits from a westerly aspect and has lawn, decking and a fenced perimeter together with a rear access gate. There is also an allocated parking space to the rear.



Viewer Notes

This property is being sold by a relative of a next2buy employee.

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 - 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

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