



GIBBINS RICHARDS 

53 Millstream Gardens, Tonedale, Wellington TA21 0AA

£235,000

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom property situated in a tucked away position within in this popular cul de sac with the benefit of front and rear garden as well as two parking spaces . Offered with onward chain.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Millstream Gardens is well established development located on the north side of the town, close to lots of nearby places of interest, such as the historic Tonedale Mill, Tonedale House, the old canal route and the River Tone. The sports centre, rugby club, parks and walks are almost on your doorstep.

TWO BEDROOM MID TERRACE HOUSE
QUIET TUCKED AWAY POSITION
MODERN FITTED KITCHEN & BATHROOM
RECENTLY REPLACED UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
TWO ALLOCATED PARKING SPACES
FRONT AND REAR GARDENS
WELL PRESENTED AND IN GOOD CONDITION





ACCOMMODATION

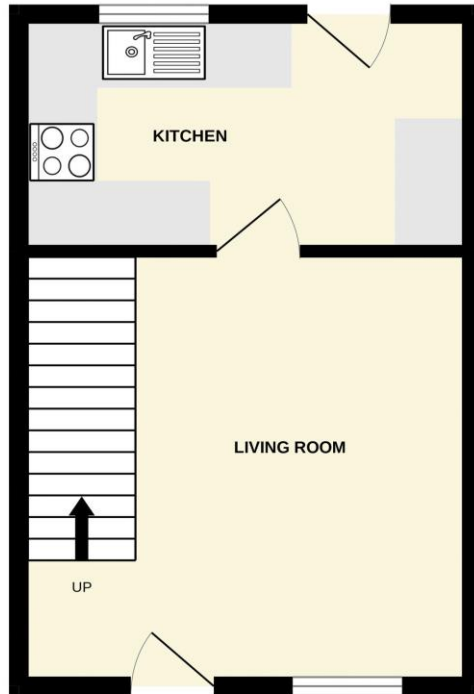
Sitting Room	13' 7" x 13' 1" (4.14m x 3.98m)
Kitchen/Breakfast Room	13' 6" x 7' 3" (4.11m x 2.21m)
First Floor Landing	Access to loft space
Bedroom One	11' 6" x 10' 2" (3.50m x 3.10m) Fitted wardrobe and fitted cupboard (housing the boiler).
Bathroom	6' 5" x 5' 9" (1.95m x 1.75m)

OUTSIDE

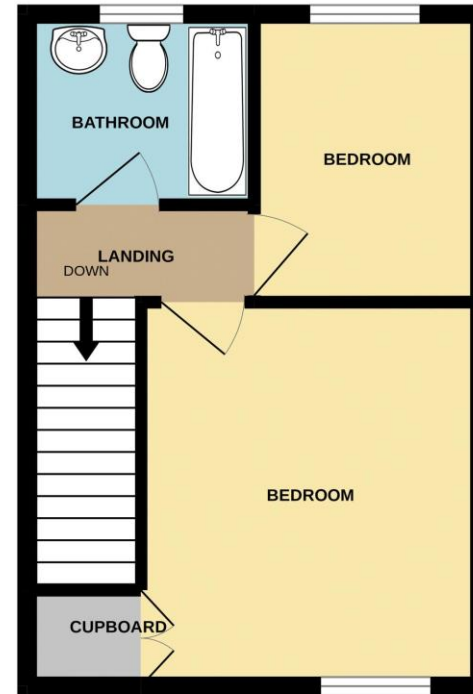
Front garden laid to lawn with pathway to the front door. The rear garden is fully enclosed and laid to patio and lawn. Garden shed. Rear pedestrian access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.