



32 The Acres , Wallsend, NE28 7RQ

**THIS HOME WAS ORIGINALLY £325,000 NOW OFFERS IN THE REGION OF £315,000 * REDUCED BY £10,000 **

** BEAUTIFUL FOUR BED DETACHED HOUSE ** EN-SUITE TO MASTER BEDROOM ** CHAIN FREE **
MODERN OPEN PLAN KITCHEN / DINING ROOM ** DOWNSTAIRS WC ** UTILITY AREA **
** GARAGE & OFF STREET PARKING FOR TWO CARS ** ELECTRIC VEHICLE CHARGING POINT **
GARDEN TO FRONT AND REAR ** CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS **
FANTASTIC FAMILY HOME ** 125 YEAR LEASE FROM JANUARY 2010 ** COUNCIL TAX BAND E **
ENERGY RATING C **

O.I.R.O £315,000



- Four Bedroom Detached House
- Utility Area & Downstairs WC
- Council Tax Band E
- En-Suite To Master Bedroom
- Garage & Parking For Two Vehicles
- 125 Year Lease From January 2010
- Modern Open Plan Kitchen/Diner
- Chain Free
- Energy Rating C

Entrance

Double glazed composite entrance door, wood effect flooring, radiator.

Lounge

12'10" x 13'3" (3.91 x 4.04)

Double glazed window, radiator.

Dining/Family Room

8'7" x 20'7" (max) (2.62 x 6.27 (max))

Double glazed window, wood effect flooring, stairs to the first floor landing with storage cupboard under, radiator. Open plan to kitchen.

Kitchen/ Dining

9'5" x 17'0" (2.87 x 5.18)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob, integrated fridge/freezer and dishwasher, sink unit. Double glazed windows, wood effect flooring, radiator and double glazed French doors leading out to the rear garden.

Utility Area

4'0" x 5'5" (1.22 x 1.65)

Fitted floor and wall units with work surfaces, wood effect flooring, radiator, access into the WC.

WC

3'5" x 0'5" (1.04 x 0.13)

Comprising: low level WC, wash hand basin, wood effect flooring, radiator.

Landing

Radiator, cupboard and access to the loft which the vendor has advised is boarded with lighting and a pull down ladder.

Bedroom 1

13'3" x 12'0" (4.04 x 3.66)

Double glazed window, radiators and access into the en suite shower room.

En Suite

7'10" x 5'2" (2.39 x 1.57)

A three piece suite comprising: shower cubicle, low level WC, wash hand basin, partial wall tiling, radiator.

Bedroom Two

10'3" x 16'5" (3.12 x 5.00)

Double glazed window, fitted wardrobes and shelving, radiator.

Bedroom Three

9'4" x 13'5" (2.84 x 4.09)

Double glazed window, radiator.

Bedroom Four

8'9" x 8'7" (2.67 x 2.62)

Double glazed window, radiator.

Bathroom

9'6" x 5'7" (2.90 x 1.70)

A white three piece comprising: bath, low level WC, wash hand basin, part tiling to walls, radiator, double glazed window.

External

Externally there is a garden to the front together with off street parking for two vehicles. There is a good sized garden to the rear which is laid to lawn and has paved patio areas and a fenced perimeter.

Lease & Ground Rent

125 year from January 2010 - Ground rent £167 per annum Payable to Home Ground

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely 02>Likley Vodafone>Likely

Flood Risks

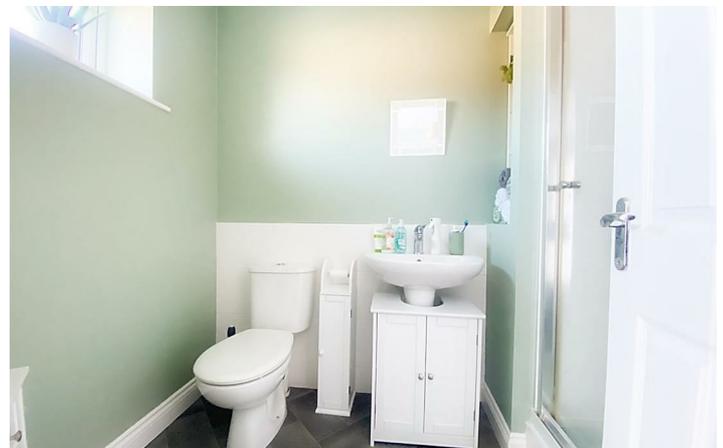
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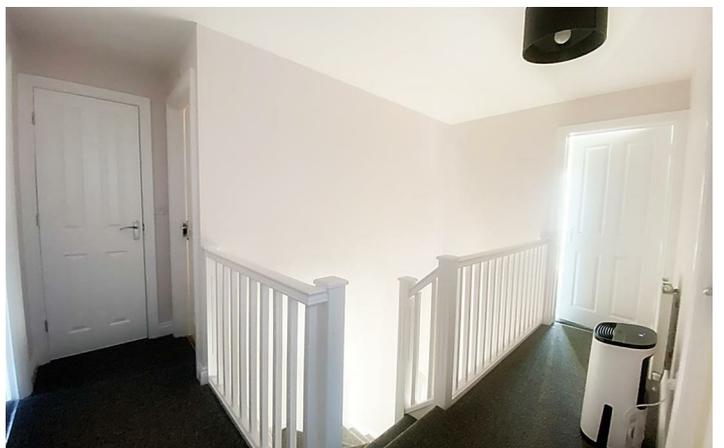
Yearly chance of flooding:

Surface water: Very Low

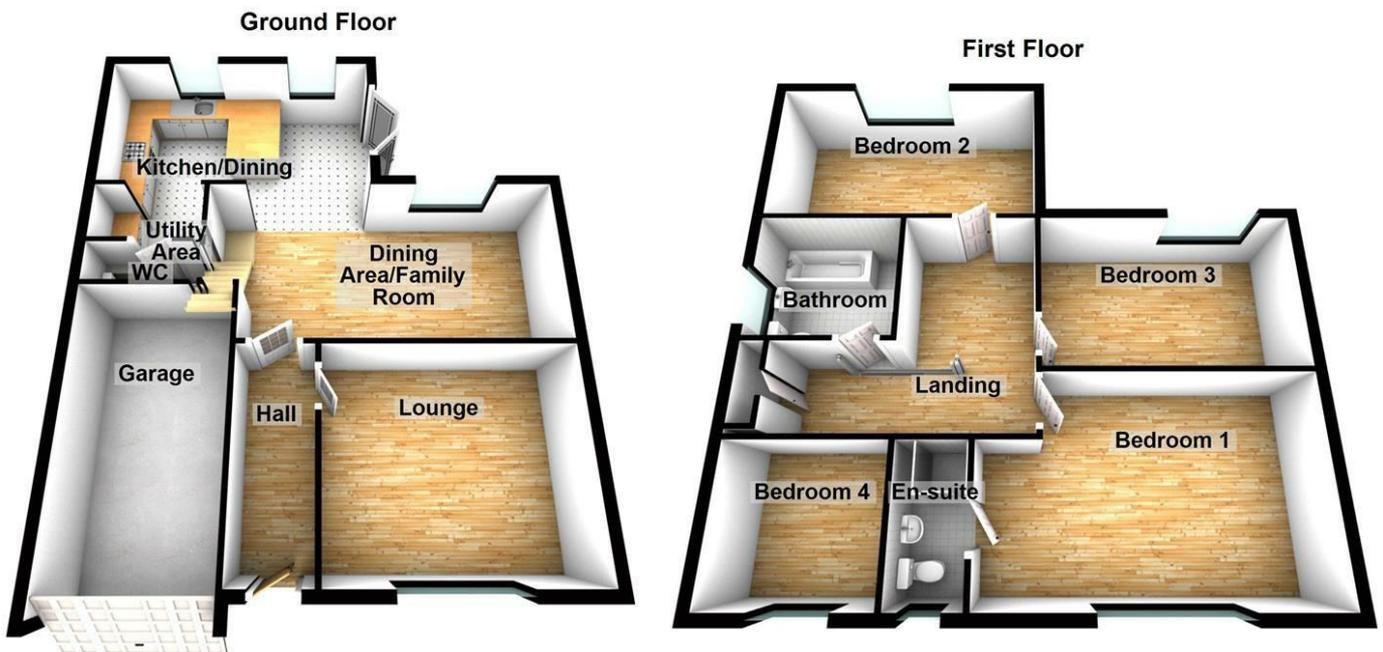
Rivers and the sea: Veery Low







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	