



## 25 The Meadows , Wallsend, NE28 7QA

- \*\* THE MEADOWS \*\* THREE BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM \*\*
- \*\* GARAGE & OFF STREET PARKING \*\* MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\*
- \*\* LOW MAINTENANCE GARDEN TO REAR \*\* DOWNSTAIRS WC \*\* HIGHLY POPULAR LOCATION \*\*
- \*\* ROAD LINKS TO THE A1058 COAST ROAD \*\* CLOSE TO SHOPPING FACILITIES & SCHOOLS \*\*
- \*\* FREEHOLD \*\* COUNCIL TAX BAND D \*\* ENERGY RATING C \*\*

**Price £280,000**



- Three Bedroom Detached House
- Downstairs WC
- Freehold
- Garage & Off Street Parking
- Kitchen/Diner With Integrated Appliances
- Council Tax Band D
- En-Suite To Master Bedroom
- Fitted Wardrobes To All Bedrooms
- Energy Rating C

#### Entrance Lobby

Glazed composite entrance door, half 6'2" x 5'0" (1.90 x 1.54) panelled walls, radiator.

#### Cloaks/WC

6'2" x 3'0" (1.88 x 0.92)

Triple glazed window, WC and wash hand basin with built-under storage, part tiled walls, radiator.

#### Kitchen/Dining Room

13'9" x 14'6" max x 7'1" min (4.20 x 4.43 max x 2.16 min)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, 1.5 bowl sink unit, integrated fridge/freezer, dishwasher and washing machine. LVT flooring, stairs to the first floor landing, radiator.

#### Lounge

14'8" x 10'11" (4.48 x 3.34)

Triple glazed windows and French doors leading out to the rear garden, radiator.

#### Landing

Storage cupboards, access to bedrooms and bathroom.

#### Bedroom 1

16'2" into robe x 9'3" (4.94 into robe x 2.84)

Triple glazed window, fitted wardrobes, radiator.

#### En-Suite

Triple glazed window, shower cubicle, WC, wash hand basin, radiator.

#### Bedroom 2

13'5" x 8'0" (4.10 x 2.46)

Triple glazed window, fitted wardrobes, radiator.

#### Bedroom 3

9'4" to robe x 8'0" (2.86 to robe x 2.46)

Triple glazed window, fitted wardrobes, laminate flooring, radiator.

#### Bathroom

6'2" x 6'2" (1.90 x 1.89)

Comprising; bath with shower over, WC and wash hand basin, triple glazed window, part tiled walls, tiling to floor.

#### External

Externally there is a small gravelled garden to the front together with space for off street parking and a single garage. The rear garden has artificial grass and patio areas, there is also direct access into the garage.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

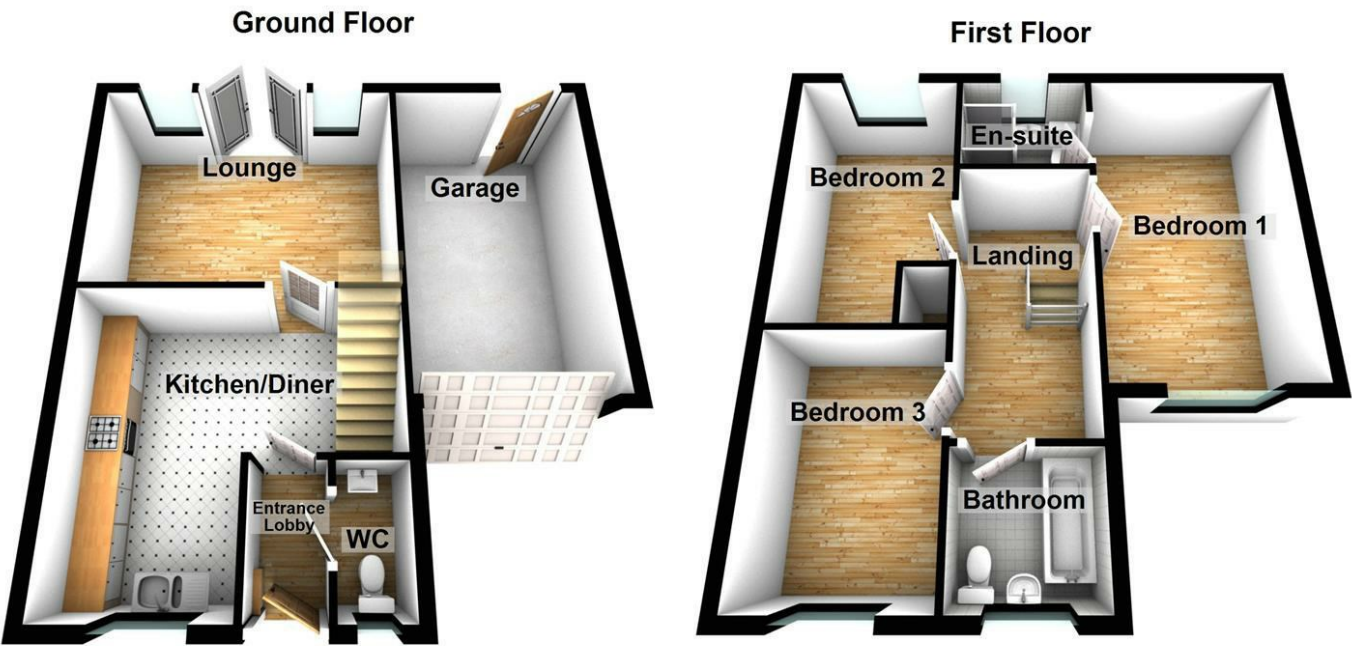








Floor Plan



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 firms 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		91
(81-91) B	78	
(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	