



30 Cheshire Gardens , Wallsend, NE28 8EE

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** THREE BEDROOM END TERRACE HOUSE ** CHAIN FREE ** SOUTH FACING GARDEN TO REAR **

** HIGHLY POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS **

** OFF STREET PARKING TO FRONT ** SOLAR PANELS ** GREAT FAMILY HOME OR FIRST TIME BUY **

** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Offers Around £165,000



- Three Bedroom End Terrace House
- Solar Panels
- Chain Free - Freehold
- Lounge/Dining Room
- Off Street Parking
- Council Tax Band A
- South Facing Garden To Rear
- Workshop To Rear
- Energy Rating TBC

Porch

Double glazed entrance door and windows to the side, inner door leading into the hallway.

Hallway

Stairs to the first floor landing, radiator.

Lounge/Dining Room

20'1" x 11'6" (6.14 x 3.52)

Double glazed windows, radiators, wall mounted electric fire.

Kitchen

10'5" x max x 20'0" max (3.19 x max x 6.10 max)

Fitted with a range of wall and base units with work surfaces over and sink unit. Double glazed windows, tiling to floor, radiator and Upvc door leading to the rear garden.

Landing

Cupboard housing the boiler, access to the loft which is boarded and has pull down ladders.

Bedroom 1

10'11" x 10'0" (3.34 x 3.06)

Double glazed window, fitted wardrobes, cupboard and radiator.

Bedroom 2

9'8" x 13'10" max x 8'0" min (2.96 x 4.23 max x 2.45 min)

Double glazed window, fitted wardrobes, and radiator.

Bedroom 3

11'5" x 6'10" (3.48 x 2.10)

Double glazed window, radiator.

Shower Room

5'4" x 4'7" (1.65 x 1.42)

Shower cubicle, wash hand basin, double glazed window, tiling to walls and radiator.

WC

3'3" x 2'5" (1.00 x 0.76)

WC, double glazed window and part tiled walls.

External

Externally the front garden has lawn together with block paving providing space for off street parking. The rear garden is south facing and is mostly paved for low maintenance, there is also a workshop.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>

Limited 02>Limited

Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

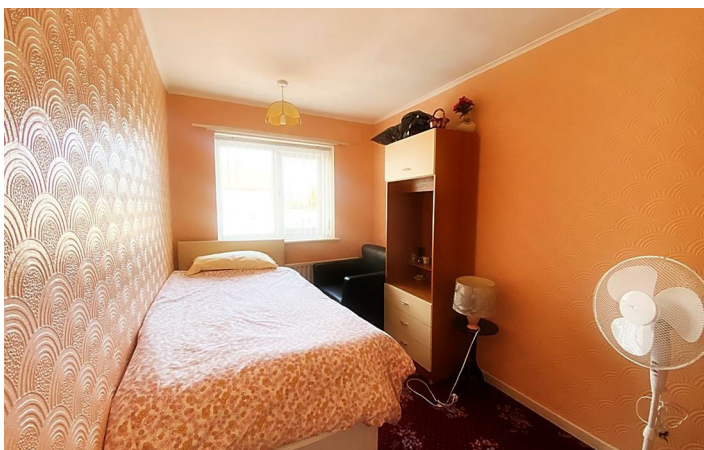
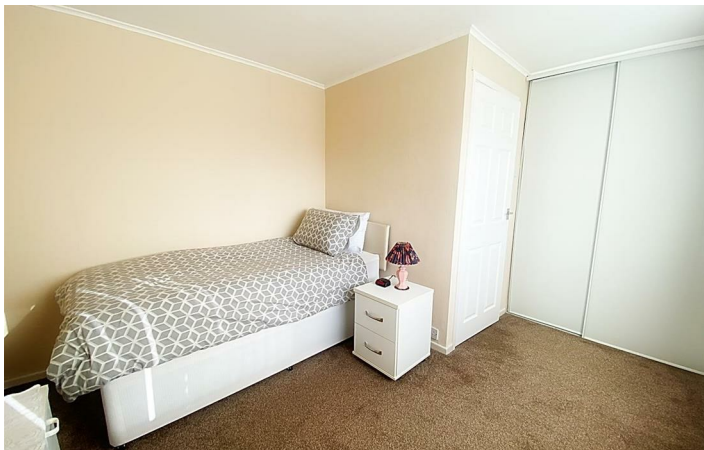
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Low.

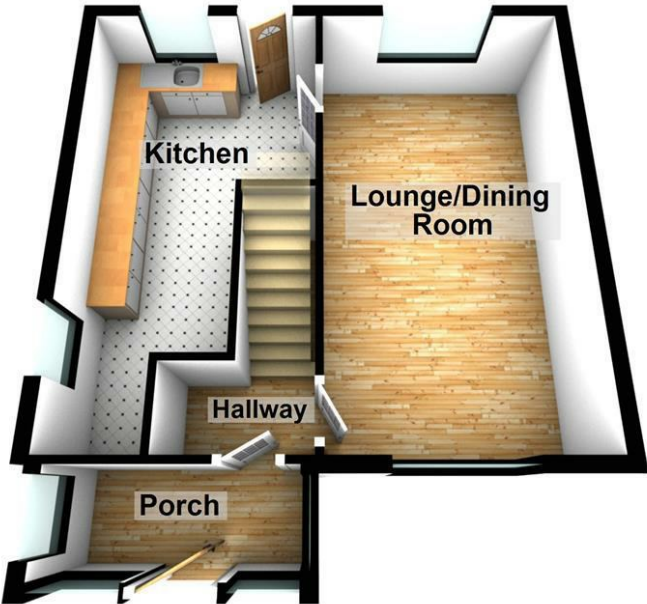
Surface water: Medium.





Floor Plan

Ground Floor



First Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(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	