



## 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

**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

- Lounge/Dining Room
- Off Street Parking
- Council Tax Band A
- South Facing Garden To Rear
- Workshop To Rear
- Energy Rating TBC

Mobile: Indoor EE>Likely Three> Limited 02>Limited Vodafone>Limited Mobile: Outdoor EE>Likely Three> Likely 02>Likley Vodafone>Likely

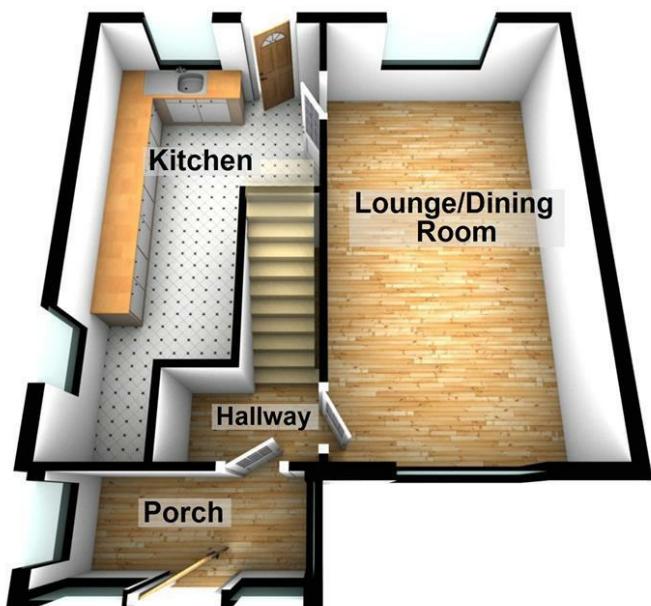
**Flood Risks**  
At the time of marketing this information is correct.  
Yearly chance of flooding:  
Rivers and the sea: Low.  
Surface water: Medium.





## 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.

