



53 The Risings
, Wallsend, NE28 9PB

** THREE BEDROOM SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ** DOWNSTAIRS WC **

** GARAGE & OFF STREET PARKING ** MODERN KITCHEN WITH INTEGRATED APPLIANCES **

** BEAUTIFULLY PRESENTED THROUGHOUT ** POPULAR LOCATION CLOSE TO LOCAL AMENITIES **

** COUNCIL TAX BAND D ** 125 YEAR LEASE FROM 2015 ** ENERGY RATING B **

Price £240,000



- Three Bedroom Semi Detached House
- Lounge & Dining Room
- 125 Year Lease from 2015
Hallway
Double glazed composite entrance door, stairs to the first floor landing with storage cupboard under, wood effect flooring, radiator.
- En-Suite To Master
- Modern Kitchen With Integrated Appliances
- Council Tax Band D
Bedroom 1
10'10" x 9'3" min (3.29 x 2.83 min)
Double glazed window, radiator, access to the en-suite.
- Downstairs WC
- Garage & Off Street Parking
- Energy Rating B
dated from 01/08/2015 ground rent is £100 per year. There is also an estate charge payable which is £26.74 per month.

Cloaks/WC
Double glazed window, WC, wash hand basin, radiator.

Lounge
14'7" x 10'8" (4.45 x 3.26)
Double glazed window, fitted cupboards to alcoves, wood effect flooring, radiator and double doors leading into the dining room.

Dining Room
9'6" x 8'1" (2.90 x 2.47)
Double glazed French doors leading out to the rear garden, wood effect flooring, radiator. Open plan to kitchen.

Kitchen
10'0" x 8'1" (3.05 x 2.47)
Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine. sink unit. Double glazed window, wood effect flooring, radiator.

Landing
Cupboard and access to the loft.

En-Suite
4'7" x 8'6" max angular (1.39 x 2.59 max angular)
Comprising; shower cubicle, low level WC and wash hand basin. Part tiled walls and radiator.

Bedroom 2
10'0" x 8'4" (3.06 x 2.55)
Double glazed window, radiator.

Bedroom 3
10'9" x 7'0" (3.28 x 2.14)
Double glazed window, radiator.

Bathroom
8'5" x 4'9" (2.56 x 1.44)
Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls and radiator.

External
Externally there is a garden to the front which is laid to lawn together with space for off street parking and a garage. There is a lovely garden to the rear which has lawn, paved patio, decking and a fenced perimeter. There is also direct access into the garage.

Lease & Estate Charge
The property has a 125 year lease

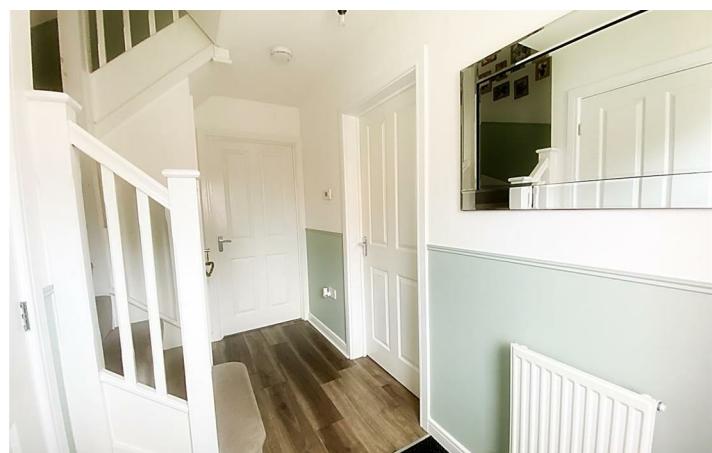
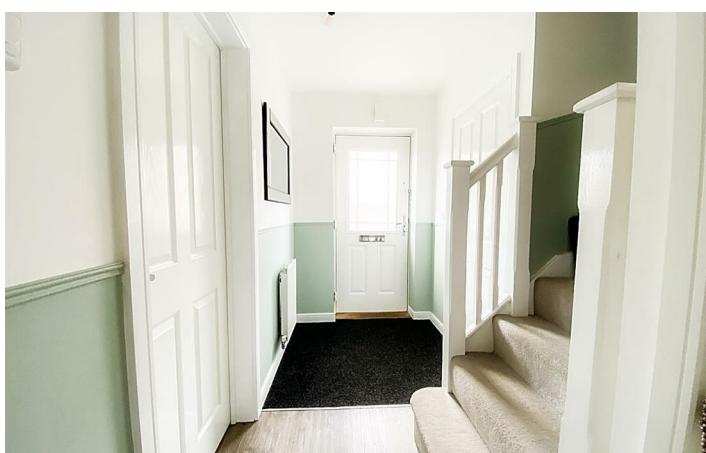
Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

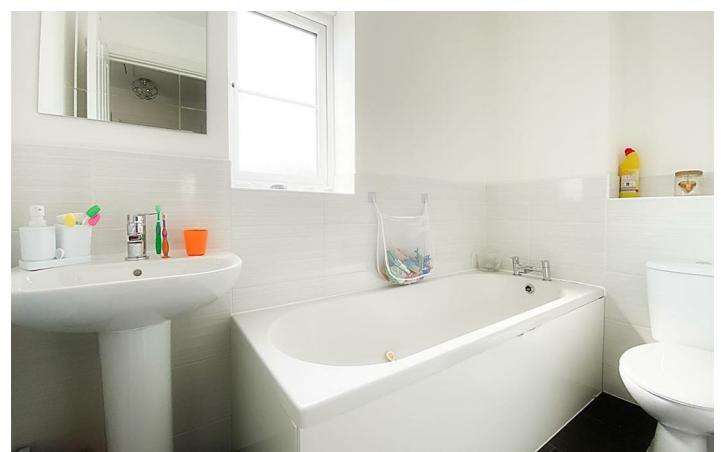
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps
Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Limited
Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

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

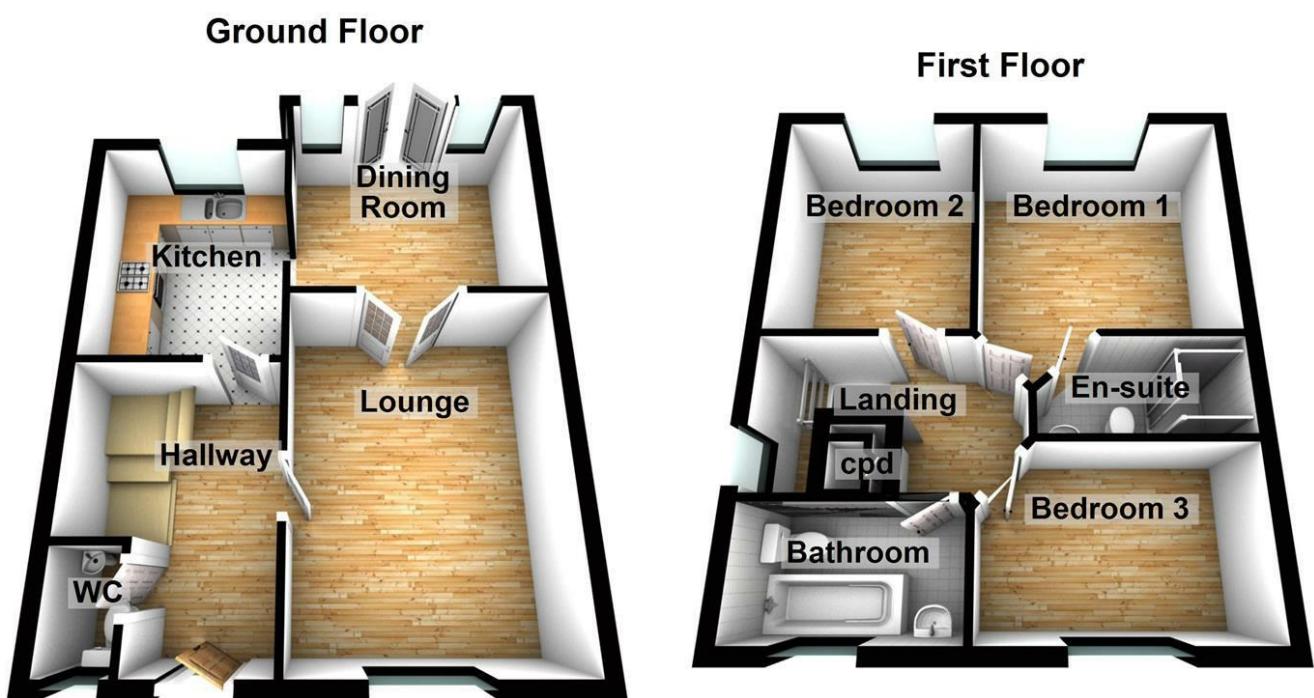
FLOOD RISK:
Yearly chance of flooding:
Rivers and the sea: Low.
Surface water: Very low.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	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	