



## 40 Cresswell Road , Wallsend, NE28 8QE

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! \*\*

\*\*\* No Onward Chain \*\*\* Freehold \*\*\* Extended Kitchen \*\*\* Two Double Bedrooms \*\*\* Two Reception Rooms \*\*\* Gardens Front & Rear \*\*\* Driveway Parking \*\*\* OFSTED Rated "Outstanding" School Locally \*\*\* Golf Course Close By \*\*\*

Very well located in the top half of Cresswell Road, properties here are rare to the market and as well as the previously mentioned amenities, local shopping, Metro services, library and medical practices are all within walking distance.

Council tax band B, Energy Rating D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

**Offers Around £155,000**



# 40 Cresswell Road , Wallsend, NE28 8QE



- No Onward Chain
- Two Reception Rooms
- Driveway Parking
- \*\*\* Freehold \*\*\*
- Extended Kitchen
- Great Location
- Two Double Bedrooms
- Gardens Front & Rear
- Energy Rating D

## Entrance Porch

4'5" x 3'5" (1.37 x 1.06)

## Hallway

## Living Room

11'2" + bay x 14'7" (3.42 + bay x 4.46)

## Dining Room

10'0" + recess & bay x 11'4" (3.07 + **Gardens & Driveway**  
recess & bay x 3.46)

## Toilet

2'4" x 3'8" (0.72 x 1.13)

## Kitchen

13'1" x 7'7" (4.01 x 2.32)

## Stairs to First Floor

## Bedroom 1

10'2" x 12'1" + wardrobes (3.11 x 3.70 + wardrobes)

## Bedroom 2

9'8" x 10'6" (2.95 x 3.22)

## Shower Room

5'6" x 7'6" (1.69 x 2.31)

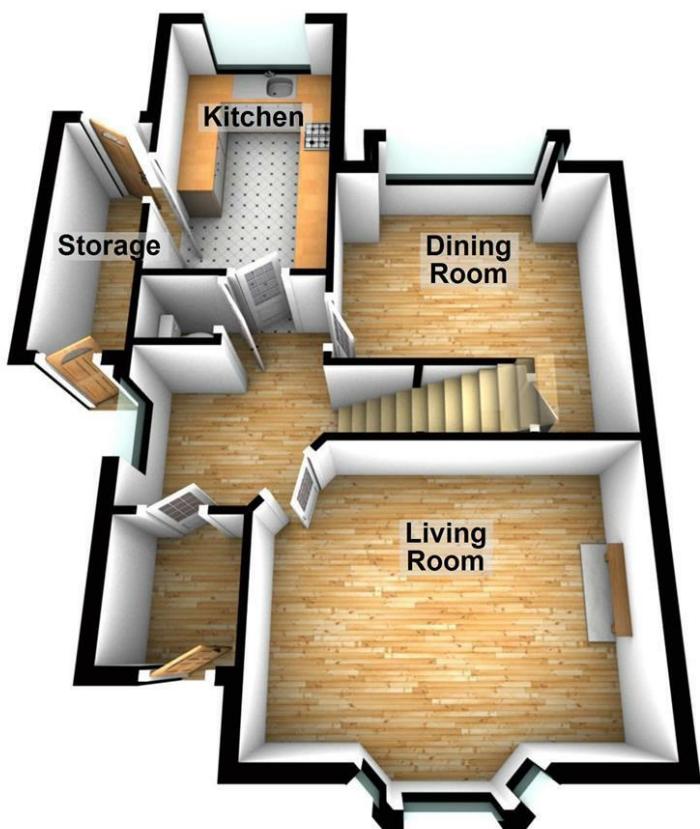


## Directions

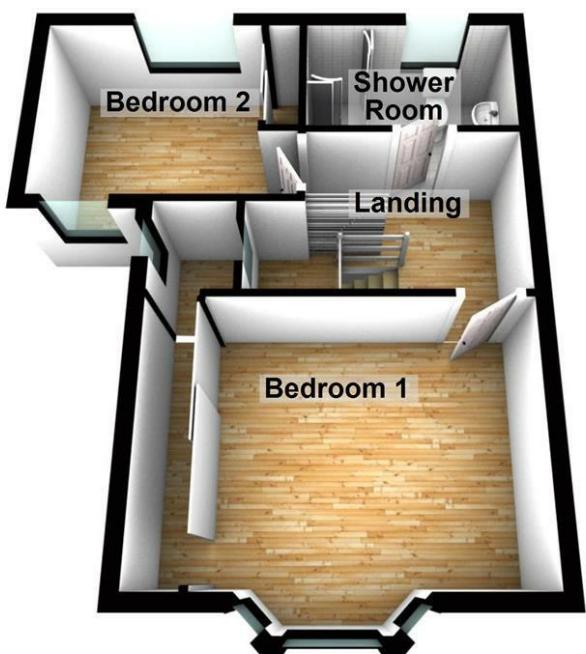


## Floor Plan

**Ground Floor**



**First Floor**



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