



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

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- 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

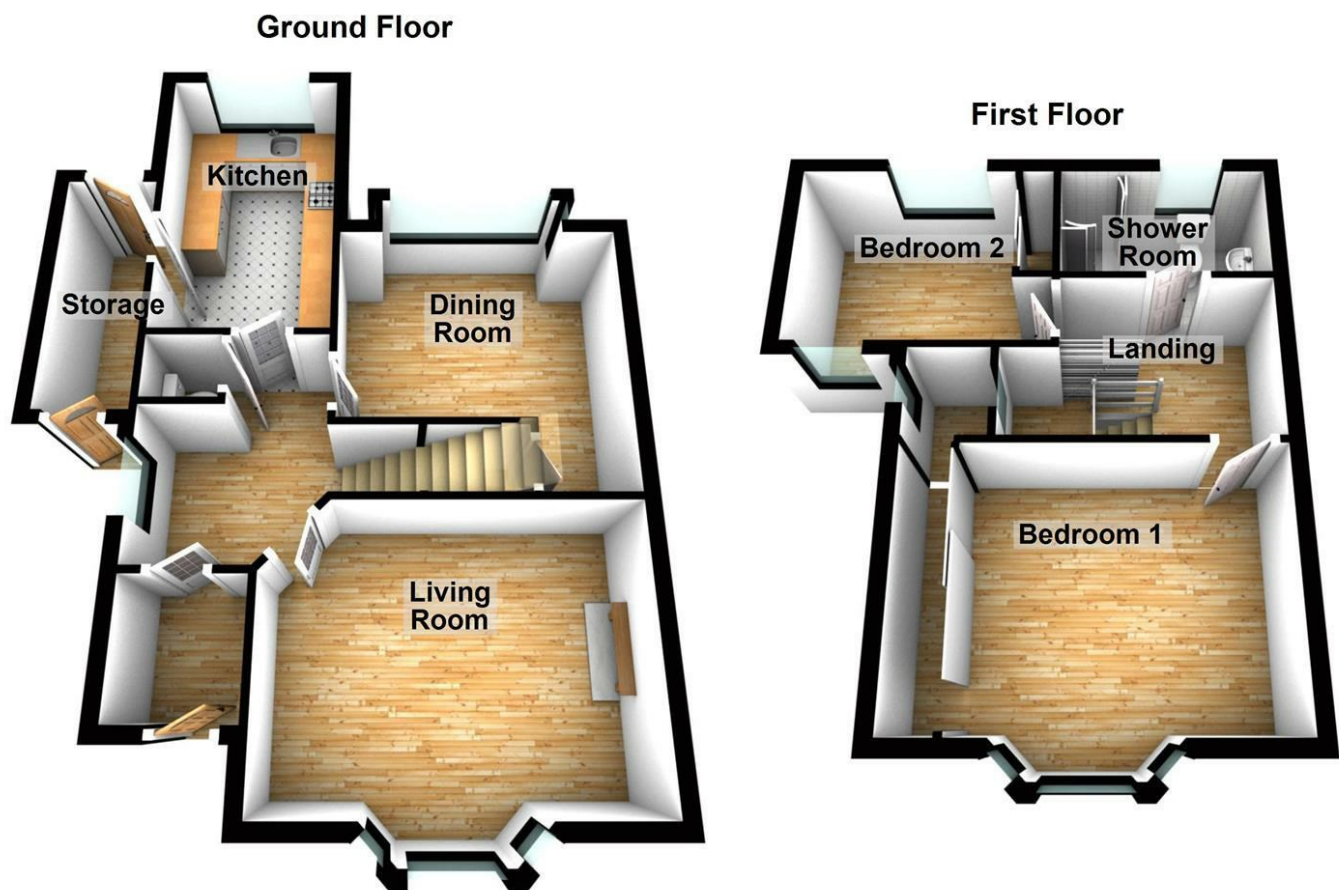
5'6" x 7'6" (1.69 x 2.31)



Directions



Floor Plan



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC