

12 Valley Gardens , Wallsend, NE28 7HB

** STUNNING THREE BEDROOM SEMI DETACHED HOUSE WITH LOVELY OPEN ASPECT TO FRONT **

** SPACIOUS LOUNGE/DINING ROOM WITH WOOD BURNING STOVE FIRE ** UTILITY ROOM **

** BEDROOM ONE WITH OFFICE/DRESSING ROOM ** MODERN KITCHEN & BATHROOM **

** CLOSE TO SCHOOLS, EXCELLENT ROAD LINKS AND METRO STATION ** GREAT FAMILY HOME **

** GARDENS FRONT & REAR ** COUNCIL TAX BAND B ** FREEHOLD ** ENERGY RATING C **

Offers Over £200,000



- Three Bedroom Semi Detached House
- Modern Kitchen & Bathroom
- Freehold Hallway
- Beautifully Presented Throughout
- Bedroom 1 With Office/ Dressing Room
- Council Tax Band B Bedroom 1
- Double glazed entrance door, wood effect flooring, feature panelling to walls, stairs to the first floor landing, radiator.
- Double glazed window, cupboard, radiator.
- Double glazed bay window (4.36 x 3.50)
- Double glazed window, storage cupboard, radiator. Currently used as an office but could also be used with wood burning stove fire, feature as a dressing room.
- Double glazed bay window, wood effect flooring, radiator.
- Double glazed window, panelling to walls, fitted wardrobes, radiator.
- Double glazed window, tiling to walls and floor, ladder style radiator.
- Double glazed window, radiator. part tiled walls, glazed door leading to the rear garden.
- Externally the front garden has an open aspect and is gravelled for low maintenance. There is a private garden to the rear which has an open aspect to front.
- Wood Burning Stove Fire To Lounge
- Utility Room- Open Aspect To Front
- Energy Rating C outbuilding for storage and a pergola which creates a lovely seating area.

Lounge/Dining Area
18'2" x 11'4" + bay (5.56 x 3.46 + bay)
Double glazed bay window, fireplace as an office but could also be used with wood burning stove fire, feature as a dressing room.

Kitchen
14'2" x 11'3" (4.33 x 3.44)
Fitted with a range of wall and base units with work surfaces over and Belfast style sink, integrated dishwasher, spotlights to ceiling, storage cupboard, double glazed window and vertical radiator.

Utility Room
11'7" x 6'2" (3.54 x 1.89)
Fitted with wall and base units with work surfaces over, sink unit and plumbed for washing machine.

Landing
Access to bedrooms and bathroom.

Office/ Dressing Room
11'7" x 6'5" (3.55 x 1.97)
Double glazed window, storage cupboard, radiator. Currently used as an office but could also be used with wood burning stove fire, feature as a dressing room.

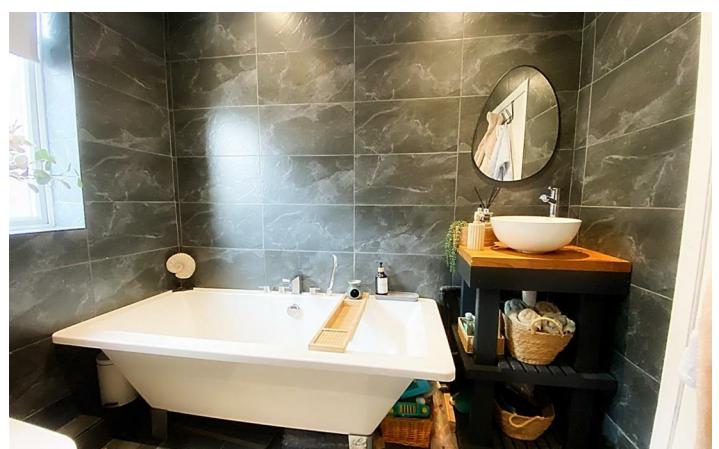
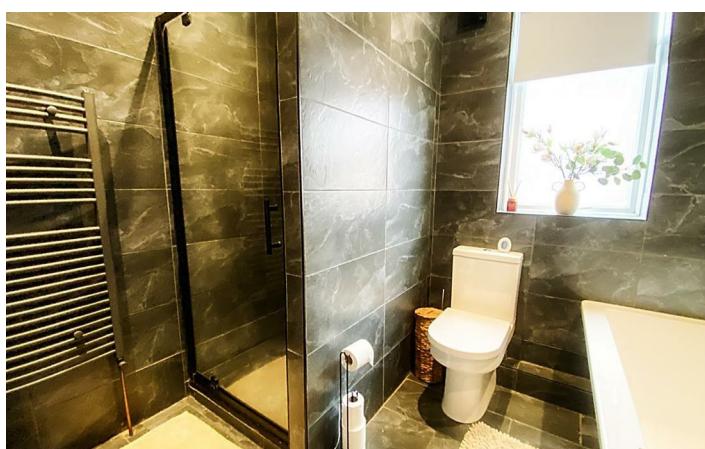
Bedroom 2
11'8" x 11'5" + bay (3.56 x 3.49 + bay)
Double glazed bay window, wood effect flooring, radiator.

Bedroom 3
11'7" x 7'9" (3.55 x 2.37)
Double glazed window, panelling to walls, fitted wardrobes, radiator.

Bathroom
8'7" x 7'11" (2.63 x 2.43)
Comprising; shower cubicle, bath, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

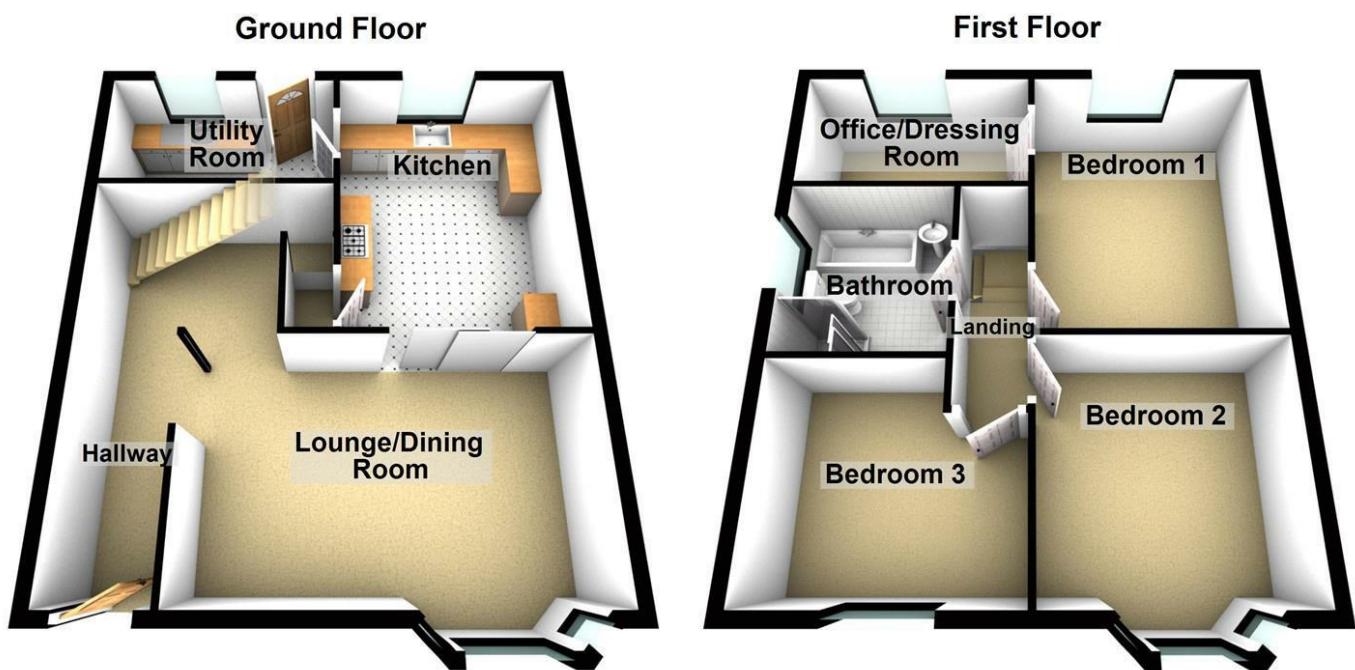
External
Externally the front garden has an open aspect and is gravelled for low maintenance. There is a private garden to the rear which has an open aspect to front.







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		
England & Wales	EU Directive 2002/91/EC	