



## 9 St. Oswalds Road Holy Cross, Wallsend, NE28 7HJ

\*\* 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! PLEASE GET IN TOUCH \*\*

\*\* EXTENDED TWO BEDROOM SEMI DETACHED HOUSE \*\* IMMACULATLEY PRESENTED THROUGHOUT

\*\* OFF STREET PARKING FOR A NUMBER OF VEHICLES \*\* LARGER THAN AVERAGE GARAGE \*\*

\*\* MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\* SPACIOUS BATHROOM \*\*

Offers Over £169,950



- Extended Two Bedroom Semi Detached House
- Larger Than Average Garage
- Beautifully Presented & Ready To Move Into
- Modern Kitchen with Integrated Appliances
- Low Maintenance Front and Rear Gardens
- Freehold - Council Tax Band A
- Ample Off Street Parking
- Close to Local Amenities and Transport Links
- Energy Rating D

### Entrance Hallway

Double glazed door, radiator and stairs leading to first floor landing, laminate flooring.

### Lounge

14'4" x 12'6" (4.37 x 3.83 )

Double glazed bay window, radiator. Open to dining area.

### Dining Aea

8'4" x 6'8" (2.55 x 2.04 )

Double glazed French doors leading to rear garden, radiator.

### Kitchen

15'10" x 7'1" (4.83 x 2.18)

Double glazed windows and door, part tiled walls, range of floor and wall units with integrated oven and hob with extractor hood over, sink, integrated fridge, freezer and washing machine ( connected to Wi-Fi ) vertical radiator and vinyl flooring.

### Landing

Double glazed window, storage cupboard.

### Bedroom 1

12'8" x 9'5" (3.88 x 2.89 )

Double glazed window, radiator and built in wardrobe.

### Bedroom 2

10'11" x 8'7" (3.34 x 2.62)

Double glazed, radiator with fitted wardrobe and over bed storage.

### Bathroom

8'2" x 7'2" (2.50 x 2.20)

Double glazed window, part tiled walls, vertical radiator, bath, WC, hand wash basin and separate shower cubicle, laminate flooring.

### External

Separate garage with power and lighting, low maintenance gardens to front and rear and parking for several vehicles.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likley Vodafone>Likely

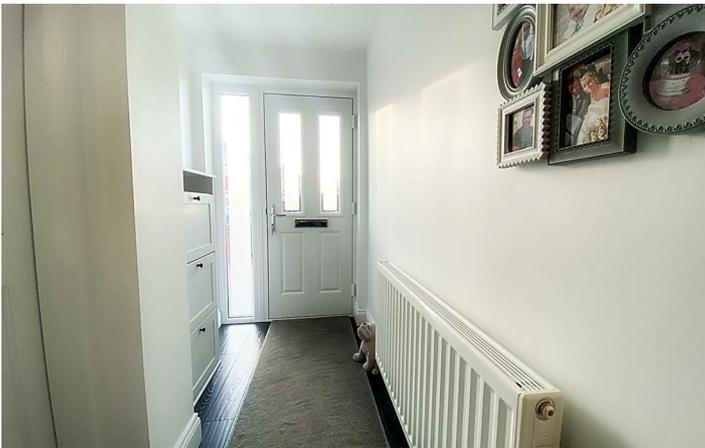
### Flood Risks

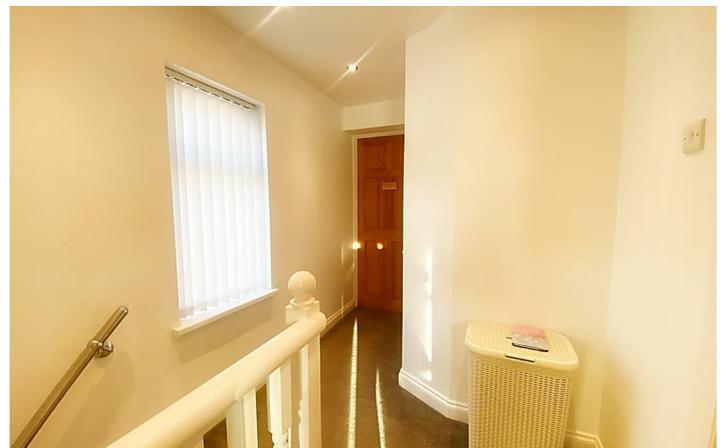
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Yearly chance of flooding:

Surface water: Low

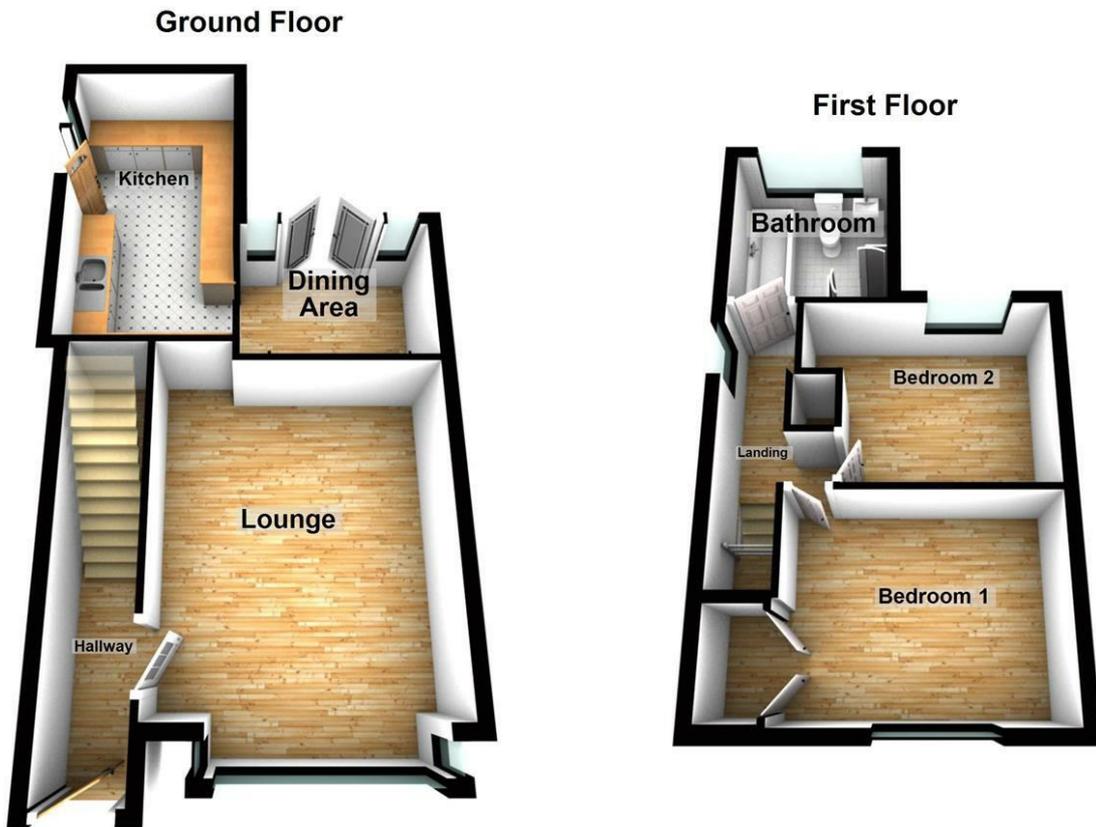
Rivers and the sea: Very Low







# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	