

3 Coalfield Way

Fallow Park, Wallsend, NE28 9GG

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** END TERRACE TOWNHOUSE ** THREE GOOD SIZE BEDROOMS ** DOWNSTAIRS WC **

** WESTERLEY ASPECT REAR GARDEN ** MODERN KITCHEN/DINER ** PRIVATE PARKING BAY **

** SPACIOUS MASTER BEDROOM ** EXCELLENT ROAD LINKS & NEARBY SHOPPING FACILITIES **

** ENERGY EFFICIENT WITH A B RATING ** COUNCIL TAX BAND B ** FREEHOLD **

Offers Over £205,000



- Three Bedroom End Terrace Townhouse
- Modern Fitted Kitchen

- Spacious Master Bedroom
- Freehold

Entrance

Composite entrance door, laminate flooring, door to lounge.

Lounge

14'8" x 11'10" (4.49 x 3.61)

Double glazed window, radiator, storage cupboard, laminate flooring.

Rear Lobby

Stairs to the first floor landing, laminate flooring.

WC

4'3" x 3'8" (1.32 x 1.12)

WC, wash hand basin, radiator, laminate flooring.

Kitchen/Diner

11'8" x 7'10" (3.58 x 2.40)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink, radiator, double glazed window and double glazed French doors opening out to the rear garden,

Landing

Stairs leading to second floor.

Bedroom 2

11'9" x 10'5" (3.60 x 3.19)

Double glazed window and door, laminate flooring, radiator.

- Off Street Parking

- Council Tax Band B

Bedroom 3

11'8" x 8'11" (3.57 x 2.73)

Double glazed windows, laminate flooring, radiator.

Bathroom

7'10" x 5'10" (2.39 x 1.80)

Double glazed window, bath, WC, wash hand basin, part tiled walls, radiator.

Bedroom 1

25'3" x 8'4" (7.72 x 2.56)

Spacious bedroom with skylight window to the rear and double glazed Dormer window to front, radiator.

External

Externally there is an allocated parking bay to the front. To the rear the garden has a westerly aspect and is mostly laid to lawn together with a paved patio and fenced perimeter.

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

- Downstairs W/C

- Westerly Aspect Rear Garden

- EPC Rating B

Speeds: Download: 900 Mbps

Upload: 110 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Likely

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:

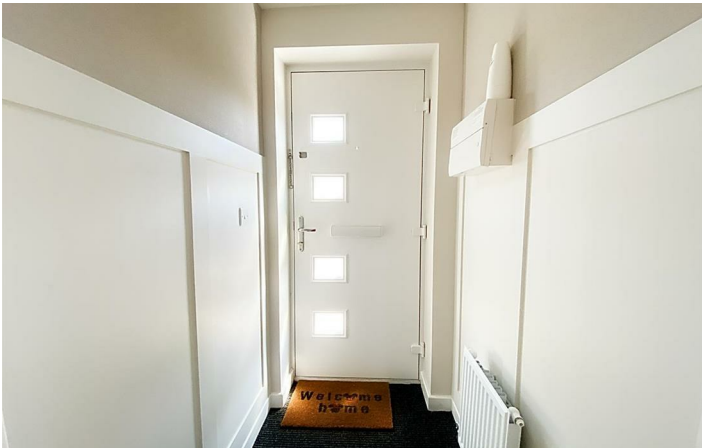
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

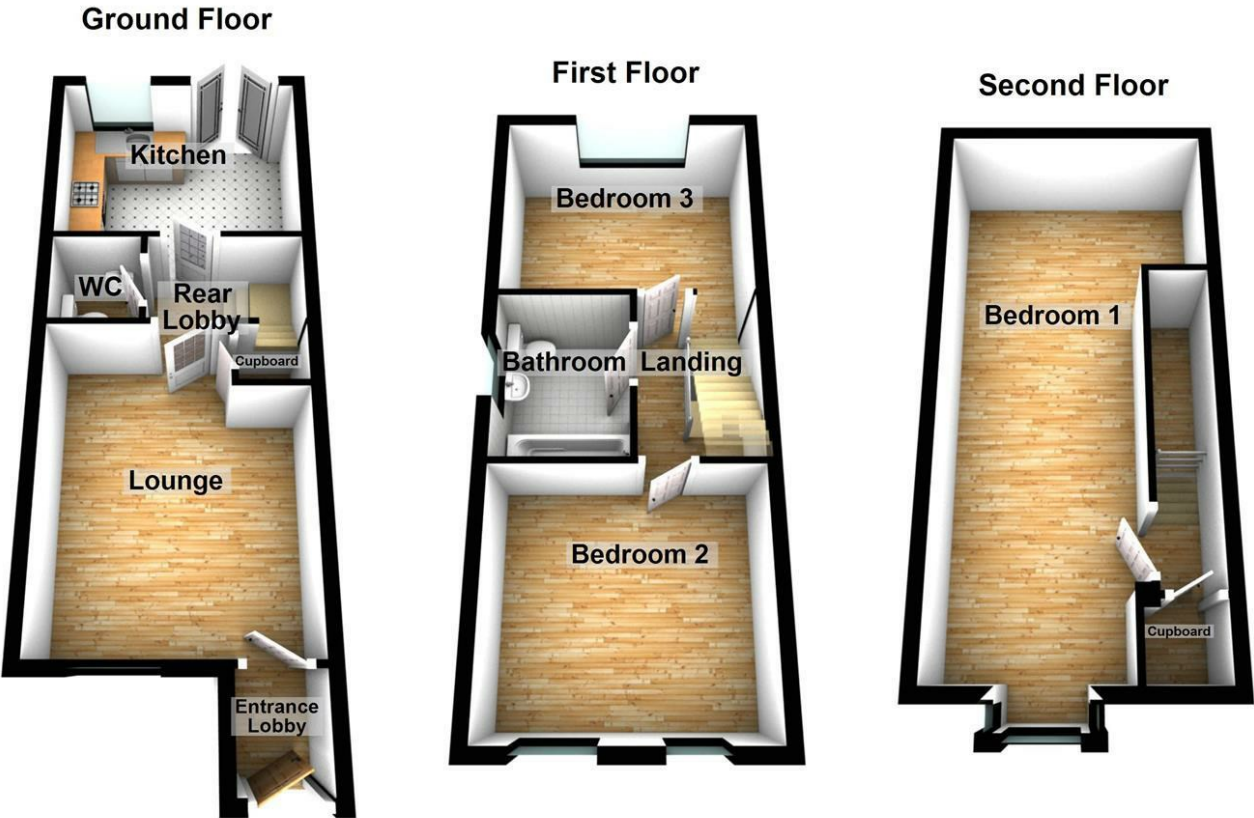
Traditional

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	85	
(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